PB# 97-32

WESTAGE DEVELOPMENT

3-1-26.8

97- 32 WESTAGE DEVELOPMENT 207 (OLLEY)
RT. 207 SITE PLAN

Approved 7/28/99

DATE Oct 6, 1997 **RECEIPT** 6772378

RECEIVED FROM Westage Development

Address

One Hundred 00/100 DOLLARS $100.00

FOR P.B. #97-32

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH		
AMOUNT PAID			CHECK #88	100	00
BALANCE DUE			MONEY ORDER		

Town Clerk

BY Dorothy N. Hansen

MADE IN U.S.A.

WilsonJones • Carbonless • S1654-NCR Duplicate • S1657N-CL Triplicate

---

DATE October 6, 1997 **RECEIPT** NUMBER 97-32

RECEIVED FROM Westage Development 207, LLC

Address P.O. Box 3426 - Poughkeepsie, N.Y. 12603

Seven Hundred Fifty 00/100 DOLLARS $750.00

FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	-	CASH		
AMOUNT PAID	750	-	CHECK	#87	
BALANCE			MONEY		

WilsonJones • Carbonless • S1642 4W CL Duplicate • S1644-4W CL Triplicate

---

DATE July 19, 1999 **RECEIPT** NUMBER 97-32

RECEIVED FROM Barry, Bette, Led Dube, Inc.

Address P.O. Box 12789 - Albany, N.Y. 12212

Five Thousand Three Hundred Forty-Nine 16/100 DOLLARS $5,349.16

FOR 2% of $267,458.00 (Cost Estimate) Inspection fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE	5,349	16	CASH		
AMOUNT PAID	5,349	16	CHECK	#47655	
BALANCE DUE	- 0 -		MONEY ORDER		

BY Myra Mason, Secretary

WilsonJones • Carbonless • S1642 4W CL Duplicate • S1644-4W CL Triplicate

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SB 7-1133

Honorable Donna L. Benson
County Clerk
Orange County
Government Center
Goshen, NY 10924
(845) 291-3062

DATE:07/24/2007
TIME:11:58:25 AM
RECEIPT:763939

CASH

ITEM - 01 DEED C 11:58:25 AM
FILE:20070081982 BK/PG:0 12492/0404
DEED SEQ:018365
WESTAGE DEV 207 LLC
WESTAGE DEV 207 LLC

RECORDING FEE	40.00
RP-5217C-STATE	156.00
RP-5217C-COUNTY	9.00
Deed Filing TP-584	5.00
Sub. Total	210.00

AMOUNT DUE: $210.00
PAID CHECK: $210.00
Check #:001811 $210.00
TOTAL PAID: $210.00

REC BY:PETE
Clerk

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT – DO NOT REMOVE

TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

Westage Development 207 LLC

TO

Westage Development 207 LLC

SECTION 3 BLOCK 1 LOT 26.1 26.2

RECORD AND RETURN TO:
(name and address)

Andrew A. Glickson, Esq.
1 Marshall St Suite 201
Norwalk, CT 06854

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED X MORTGAGE ____ SATISFACTION ____ ASSIGNMENT ____ OTHER ____

PROPERTY LOCATION

____2089 BLOOMING GROVE (TN)
____2003 SO. BLOOMING GROVE (VLG)
____2001 WASHINGTONVILLE (VLG)
____2289 CHESTER (TN)
____2201 CHESTER (VLG)
____2489 CORNWALL (TN)
____2401 CORNWALL (VLG)
____2600 CRAWFORD (TN)
____2800 DEERPARK (TN)
____3089 GOSHEN (TN)
____3001 GOSHEN (VLG)
____3003 FLORIDA (VLG)
____3005 CHESTER (VLG)
____3200 GREENVILLE (TN)
____3489 HAMPTONBURGH (TN)
____3401 MAYBROOK (VLG)
____3689 HIGHLANDS (TN)
____3601 HIGHLAND FALLS (VLG)
____3889 MINISINK (TN)
____3801 UNIONVILLE (VLG)
____4089 MONROE (TN)
____4001 MONROE (VLG)
____4003 HARRIMAN (VLG)
____4005 KIRYAS JOEL (VLG)
____4289 MONTGOMERY (TN)
____4201 MAYBROOK (VLG)
____4203 MONTGOMERY (VLG)
____4205 WALDEN (VLG)
____4489 MOUNT HOPE (TN)
____4401 OTISVILLE (VLG)
____4600 NEWBURGH (TN)
X 4800 NEW WINDSOR (TN)
____5089 TUXEDO (TN)
____5001 TUXEDO PARK (VLG)
____5200 WALLKILL (TN)
____5489 WARWICK (TN)
____5401 FLORIDA (VLG)
____5403 GREENWOOD LAKE (VLG)
____5405 WARWICK (VLG)
____5600 WAWAYANDA (TN)
____5889 WOODBURY (TN)
____5801 HARRIMAN (VLG)
____5809 WOODBURY (VLG)

CITIES

____0900 MIDDLETOWN
____1100 NEWBURGH
____1300 PORT JERVIS

____9999 HOLD

NO PAGES 5 CROSS REF. ____

CERT.COPY ____ ADD'L X-REF. ____

MAP# ____ PGS. ____

PAYMENT TYPE: CHECK X
CASH ____
CHARGE ____
NO FEE ____

Taxable
CONSIDERATION $ ____

TAX EXEMPT ____

Taxable
MORTGAGE AMT. $ ____

MORTGAGE TAX TYPE:

___ (A) COMMERCIAL/FULL 1%
___ (B) 1 OR 2 FAMILY
___ (C) UNDER $10,000
___ (E) EXEMPT
___ (F) 3 TO 6 UNITS
___ (I) NAT.PERSON/CR. UNION
___ (J) NAT.PER-CR.UN/1 OR 2
___ (K) CONDO

Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

Received From All NY Title

RECORDED/FILED
07/24/2007/ 11:58:25
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE # 20070081882
DEED C / BK 12492 PG 0484
RECORDING FEES 210.00
TTX# 010385 T TAX 0.00
Receipt#765959 pete

July 24, 2007

Oct. 16, 2007

BARGAIN AND SALE DEED WITHOUT COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the 9th day of July, 2007, between **Westage Development 207 LLC,** a New York limited liability company ("Seller"), having an address at 200 Westage Business Center Drive, Suite 120, Fishkill, New York 12524, and **Westage Development 207 LLC,** a New York limited liability company ("Purchaser"), having an address at 200 Westage Business Center Drive, Suite 120, Fishkill, New York 12524;

WITNESSETH:

That Seller, in consideration of **$1** and other valuable consideration paid by Purchaser, does hereby grant and release unto Purchaser, and the heirs or successors and assigns of Purchaser, forever, "Premises" located in the Town of New Windsor, County of Orange and State of New York, more particularly described in Schedule A annexed hereto;

TOGETHER WITH and SUBJECT TO the following:

1. Utility Easements recorded in Liber 869 Page 209, Liber 1347 Page 156 and Liber 2168 Page 856 of the Orange County Land Records.

2. Right of Way recorded in Liber 752 Page 595 of the Orange County Land Records.

TO HAVE AND TO HOLD the same unto Purchaser and the heirs or successors and assigns of Purchaser forever.

Seller, in compliance with Section 13 of the Lien Law, covenants that it will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, Seller has duly executed this deed the day and year first above written.

Westage Development 207 LLC

by: _____
Ted Petrillo, Manager

STATE OF NEW YORK)
)ss.:
COUNTY OF Dutchess)

On the 9th day of July, 2007, before me, the undersigned, personally appeared Ted Petrillo personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity as Manager of Westage Development 207 LLC and that by his signature on the instrument, such individual, or the person upon behalf of which such individual acted, executed such instrument.

_____
Notary Public

JACQUELINE A. DOSSANTOS
Notary Public, State of New York
No. 01DO5039510
Qualified in Dutchess County
Commission Expires February 21, 2011

SCHEDULE A

All that certain plot, piece or parcel of land situate in the Town of New Windsor, County of Orange and State of New York, said lands being more particularly bounded and described as follows:

Beginning at a point marked by an iron rod lying on the southerly line of NYS Route 207, said point being a northeasterly corner of Browns Drive and the northwesterly corner of lands herein described, thence running along the southerly line of said NYS Route 207, being the northerly line of lands herein described on the following five (5) courses and distances:

South 73° 57' 30" East, as per Liber 5132 of Deeds at Page 29, a distance of 57.94 feet;

South 75° 57' 38" East, a distance of 301.91 feet;

South 77° 57' 53" East, a distance of 349.28 feet;

South 24° 50' 05" West, a distance of 4.26 feet; and

South 77° 43' 12" East, a distance of 25.00 feet to a point being the northeasterly corner of lands herein described and the northwesterly corner of lands now or formerly Abstract Properties;

Thence running along the westerly line of lands of said Abstract Properties, being the easterly line of lands herein described South 24° 49' 48" West, a distance of 290.00 feet to a point being the southwesterly corner of lands of said Abstract Properties, the southeasterly corner of lands herein described and lying on the northerly line of Browns Drive;

Thence running along the northerly, northeasterly and easterly lines of said Browns Drive, being the southerly, southwesterly and westerly lines of lands herein described on the following five (5) courses and distances:

North 77° 43' 12" West, a distance of 25.00 feet;

North 77° 31' 34" West, a distance of 190.02 feet;

North 57° 47' 34" West, a distance of 216.40 feet;

North 45° 49' 34" West, a distance of 283.24 feet to a railroad spike; and

North 03° 55' 39" East, a distance of 75.56 feet to the point or place of beginning.

Containing 3.588± acres,

Premises herein described being Tax Map Section 3, Block 1, Lot Nos. 26.1 and 26.2 as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 2006.

Premises herein described being the same premises as described in Liber 6149 of Deeds at Page 241 and Liber 5132 of Deeds at Page 29, as filed in the Orange County Clerk's Office.

[end of Schedule A]

Record & Return:

Andrew A. Glickson, Esq.
1 Marshall Street, Suite 201
Norwalk, Connecticut 06854

97-32

TOWN OF NEW WINDSOR

COMBINING LOTS

DATE: **05-10-07**

PROPERTY OWNER'S NAME & ADDRESS:

WESTAGE DEVELOPMENT 207, LLC
200 WESTAGE BUSINESS CENTER DRIVE, SUITE 120
FISHKILL, NY 12524

PROPERTY LOCATION:

NYS RT. 207

TAX MAP NUMBERS:

3-1-26.2 (3.426 ACRES)
3-1-26.1 (0.162 ACRES)

COMBINATION REQUIRED BY PLANNING BOARD: YES**XX** NO____

IF YES: Applicant is required to record new deed & description of property in Goshen and give copy of filing receipt to the Planning Board Secretary prior to closing out the Planning Board Application.

IF NO: Applicant can complete all paperwork with the Assessor's Office only.

Myra Mason

From: Patrick Sheridan [pjsheridan@westage.com]
Sent: Wednesday, May 09, 2007 4:55 PM
To: Myra Mason
Cc: Jackie Dos Santos
Subject: Westage Route 207 - Merge Tax Parcels - New Windsor NY

Myra, as per your request,

Tax Lot 3-1-26.2 3.426 acres Westage Development 207, LLC 200 Westage Business Center Drive, Suite 120, Fishkill NY 12524

Tax Lot 3-1-26.1 0.162 acres Westage Management, LLC 200 Westage Business Center Drive, Suite 120, Fishkill NY 12524

Patrick Sheridan
Development Coordinator

Westage Companies
200 Westage Business Center
Suite 120
Fishkill, NY 12524
(845) 897-3800 (O)
(845) 897-3790 (F)

WESTAGE_DEVELOPMENT_(97-32)

MR. ARGENIO: Westage Development, discussion of second building. Mark is going to share some information on this. This is coincidentally folks across the street from the car wash we just discussed or about across the street from the car wash. They have a tenant, a potential tenant and they want to change the building footprint a bit and what's driving it is their tenants' needs and I see Mr. O'Rourke--

MR. O'ROURKE: That's correct, yes.

MR. ARGENIO: --is here to represent this so can you share a few thoughts with us on what you want to do here, Mr. O'Rourke.

MR. O'ROURKE: Sure, I did Google the site to give you an idea of the existing building and where the proposed one is going. This project is, the original project was approved back in 1999, it had two medical office buildings, roughly 12,000 square foot each with this configuration with basically three squares. This was built, the improvements were built, everything was built except the second building had some very difficult issues with getting tenants in there. Obviously, since 1999 we've been pushing pretty hard, we finally have tenants for this and the modification that was required is basically to square basically shift the building to make a rectangle rather than square, we consider this a field change modification to the parking area here in the back shifted down about ten feet and making some other minor modifications here as well.

MR. VAN LEEUWEN: For the employees in the back?

MR. O'ROURKE: Specifically it's not designated employees' parking in the back but again from a use, I mean, we do have a main entrance door here and the main

entrance is in through here so--

MR. VAN LEEUWEN: I pass that every day.

MR. ARGENIO: You have added a portico it looks like?

MR. O'ROURKE: Oh, yes, in the front turnaround in here.

MR. VAN LEEUWEN: That will look nice.

MR. ARGENIO: We have an architectural rendering, what it's going to look like.

MR. O'ROURKE: In addition, we've added a cellar of 2,600 square feet, which is strictly for storage, doesn't have access out to the building but we did include that into the parking calculations so we revised the parking calculations submitted to your engineer for his review and basically we're here tonight just to discuss this with the board and hopefully have this filed change so we can have the building permit and start construction.

MR. ARGENIO: We shouldn't have to reach out to fire for this, I don't think, lanes remain the same.

MR. EDSALL: The only suggestion I had was if possible that the easterly lane that's 25 be made 30.

MR. ARGENIO: How was that received?

MR. EDSALL: I don't know if that poses a problem.

MR. O'ROURKE: Well, again, we'd rather not because this is generally constructed and it's tying into two 25 foot lanes both in the front and the rear of the building, what I would do, we could do it, it would reduce approximately about five feet of green area between the curb and the building.

MR. EDSALL: John, there's not room to flare it out?

MR. O'ROURKE: If you flare it out in either direction, I have this catch basin here that I have to change.

MR. SCHLESINGER: Is there access to the drive completely around both of the buildings?

MR. O'ROURKE: Yes, there is back in through here.

MR. SCHLESINGER: The lane width is consistent?

MR. O'ROURKE: The lane width, the constructed area now is 25 feet.

MR. SCHLESINGER: No but I'm saying what's the minimum lane widths at any one point around the back of the building?

MR. O'ROURKE: Twenty-five feet.

MR. ARGENIO: That's a good question to ask, Neil.

MR. BABCOCK: One thing I'd like to add is that if they built the building that they have site plan approval for with the jogs in it, they would be building it with the 25 foot lanes, that's how it was approved so they're really just squaring up the building.

MR. ARGENIO: Neil's question answered it for me, if you have 25 foot all the way around the building there's no sense in putting the 26, 28 or 46 foot wide lane here.

MR. SCHLESINGER: And it was approved by fire?

MR. VAN LEEUWEN: Correct, that's what I was going to ask was it approved by fire?

MR. BABCOCK: Yes.

MR. VAN LEEUWEN: Otherwise I was going to make a motion to approve subject to the fire department looking at it.

MR. BABCOCK: We'd like to see it 30 feet, we got the fire inspector's involved quite some time ago and it's just--

MR. ARGENIO: Do you have any other concerns, Mike?

MR. BABCOCK: No.

MR. ARGENIO: Mark, do you have any other things?

MR. EDSALL: Just a couple items you might want to discuss, I was confused as to who owns the 25 foot strip all the way to the east, is that part of the property?

MR. O'ROURKE: It's a separate tax parcel but if you note down here Westage Management is the owner.

MR. EDSALL: Why is it separate?

MR. O'ROURKE: That 25 foot strip was not part of the original parcel that we purchased and got site plan approval for, it was offered to us subsequent to our building, the first building by a woman Linda Pike, former entitled, it was a very odd 25 foot strip of land between us and the adjoining property owner, she offered it to us as the neighbor and we purchased it.

MR. VAN LEEUWEN: Why didn't she have a lot line change and make it one piece?

MR. BABCOCK: Just merge it.

MR. O'ROURKE: We already had the approval on the other

lot, we were doing it for a buffer.

MR. EDSALL: The reason I raise the question was the curbing goes into the 25 foot strip and I'm sure some of the landscaping will go into the 25 foot strip so just as soon not have it be a separate parcel.

MR. ARGENIO: What about the landscape, will it remain similar?

MR. O'ROURKE: Yes.

MR. ARGENIO: What have you done?

MR. O'ROURKE: There's an area here to--

MR. ARGENIO: Notice I didn't say what have you added, Mark, what have you eliminated, start with that.

MR. O'ROURKE: We eliminated an area in through here, the front which is not landscaped right now, basically, just green, what we're proposing after seeing Mark's comments we can certainly add some landscaping in the, in along this area in through here. I actually admit driving down with all the trees in bloom there's quite a bit of landscaping in the front portion and the back.

MR. ARGENIO: Dominic, should we request, I don't want to use the word compel, should we request that they merge those lots? It's a fairly simple procedure, would you agree to that, sir, merging those lots through the tax assessor's office?

MR. PETRILLO: Certainly.

MR. ARGENIO: Can I put a timeframe of six months?

MR. PETRILLO: Twelve months?

MR. ARGENIO: Twelve months it is. I don't think

that's an unreasonable requirement, it can be done right here locally, why don't you contact Myra and she'll get you moving on the straight and narrow. Go ahead, Hank.

MR. VAN LEEUWEN: That's what I--dumpster, what about the dumpster enclosure, has that been approved or--

MR. O'ROURKE: The original one there was no dumpster shown, they have been using one back in this area, what we're basically proposing two dumpster enclosures basically shadow box wood surrounded with an opening here, an opening here front end.

MR. VAN LEEUWEN: Are they going to conform to the building?

MR. O'ROURKE: Yes.

MR. VAN LEEUWEN: Same color and all that?

MR. O'ROURKE: I believe so, yes.

MR. EDSALL: What finishes are the buildings?

MR. PETRILLO: Vinyl.

MR. EDSALL: Our only hesitancy with fencing 95 percent of them get knocked down within the first couple years, masonry enclosures with a finish to match the building seem to have greater longevity.

MR. VAN LEEUWEN: Well, they back the garbage truck right up into the fence.

MR. ARGENIO: That's a better idea masonry enclosure in similar colors as the building.

MR. PETRILLO: Can I address that? We agree with you that typical fence enclosures don't hold up well but we

do them rather substantially, six inch steel bollards sunk in at the corners of which all of the shadow boarding is attached to and that's all the hardware that the gates hang off. Also we have ten years of experience in doing those specific type often enclosures with the steel bollards and have no issue with the trucks knocking the fences down, I think it's more I think towards more in keeping with the design of the building, right now there's nothing out there, we don't want to look at the dumpster that's sitting in the parking lot it either so, I mean, we're professional.

MR. VAN LEEUWEN: Just make sure it's nice.

MR. ARGENIO: That's fine.

MR. VAN LEEUWEN: Should blend in with the building.

MR. ARGENIO: That's fine, no problem, make sure it's nice, it blends in with the building.

MR. PETRILLO: It will be.

MR. BABCOCK: On that side of the building is Browns Road and right across the road from Browns Road right across from this building is single family residences, so they really want to keep that nice back there because they're the front yards of some of these houses.

MR. ARGENIO: Normally we wouldn't run with this but the building is nice and it's well kept so I'm sure they're probably pretty good landlords.

MR. BABCOCK: They seem to be, yes.

MR. ARGENIO: Anything else?

MR. VAN LEEUWEN: So moved.

MR. EDSALL: Just so you're clear, the parking calculation John provided was at our request flexible so they can put a mixture in there and they meet the code, any combination thereof.

MR. ARGENIO: I'll accept a motion that we approve this modification.

MR. EDSALL: No motion, it's a field change, you don't want to go through the whole process.

MR. ARGENIO: Sorry. Is everybody in agreement everybody up here in agreement with what we discussed?

MR. VAN LEEUWEN: I am.

MR. GALLAGHER: Yes.

MR. SCHLESINGER: Yes.

MR. BROWN: Yes.

MR. ARGENIO: Thank you. Okay, thank you very much for your time, appreciate it. Motion to adjourn?

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE

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P.O. Box 37, 70 Pleasant Hill Road
Mountainville, NY 10953

(500) 829-6531 FAX: (845) 534-5989
www.tectonicengineering.com

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553-6196

ATTN: Kenneth Schermerhorn
Assistant Fire Inspector

November 1, 2006

VIA FACSIMILE (845.563.4695)

RE: W. O. 4578.01
SECTION 3, BLOCK 1, LOT 26.2
MEDICAL OFFICE BUILDING – WESTAGE COMPANIES
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
RESPONSE TO FIRE OFFICIAL REVIEW

Dear Mr. Schermerhorn:

Our office is in receipt of your October 16, 2006 memorandum regarding your review of our concept plan dated September 1, 2006. Specifically, your office declined the presented layout citing insufficient fire lane width pursuant to §280-15(B). In response to your review, we offer the following points in support of our Client's position that a variance from the aforementioned Section is not required since they have prior site plan approval:

- §280-15 was codified in 1969 and last modified by Local Law 6 of 1987, adopted on October 21, 1987. This law requires thirty (30) foot wide fire lanes.
- The original site plan was approved by the Town of New Windsor on July 28, 1999. This plan provided twenty-five (25) foot wide aisles for use as fire lanes.
- The paved limits for the entire site as indicated on the approved plan are already in place (subbase, hot mix asphalt binder course) and were constructed in accordance with the construction permits issued for the development.
- The current site plan concept before the Town is a modification of the original approval. The context of the proposal is limited to an adjustment of one (1) of the two (2) building footprints and the corresponding minor shift in parking locations immediately surrounding the proposed building walls. It is our Client's intent to utilize the existing pavement and elevations.
- §F503.2.1 of the Fire Code of New York State requires a minimum fire lane width of twenty (20) feet. The current concept plan under review provides twenty-five

TECTONIC

(25) foot wide aisles for use as fire lanes. This dimension is consistent with the layout provided under the original Town approval.

- Expanding the aisles to thirty (30) feet around only the eastern building will create a physical disconnect between the two phases that could only be remedied by installing islands at the junction. This construction would result in the loss of valuable parking stalls that are a critical component to our Client's business model of providing first-class, easily accessible medical professional office facilities.
- Expansion of all aisles to a thirty (30) foot width would expand the driveway widths and parking stall depths by five (5) feet along all property lines. This change would occur along steeply graded slopes and force the construction of retaining walls to reconnect existing grades along the Old Little Britain Road and Route 207 property lines.

We appreciate your consideration in this matter. If you should have any questions or comments in this regard, please do not hesitate to contact the undersigned at (845) 534-5959 x125.

Sincerely,

TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C.

Mark A. Lukasik, PE
Assistant Chief Engineer

g:\clv\4578-westage\4578-01\4578-01-correspondence\4578-01-letters\mt-cv-4578-01_fire01.doc

c: Michael Babcock, T/New Windsor Building Inspector (via fax)
Patrick Sheridan, Westage Companies (via fax)

FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE

TO: Michael Babcock, Building Inspector

FROM: Wm. Horton, Asst. Fire Inspector

SUBJECT: PA2007-180
955 Little Britain Rd.
SBL: 3-1-26.2

DATE: August 6, 2007

Fire prevention Reference Number: FPB-07-037

A review of the above referenced plan has been conducted and are unacceptable for the following reasons:

1) Awaiting copy of site plan.

2) Will need to locate hydrant in rear between new and existing building.

3) Will approve sprinkler plan after the submittal and approval of site plan.

AUG

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Westage Development 207, LCC

Date: 29 August 2007

Planning Board Reference Number: PB-97-32
Dated: 3 October 1997
Fire Prevention Reference Number: FPS-97-049

A review of the above referenced subject site plan was completed on 7 October 1997.

This site plan is acceptable.

Plans Dated: 19 September 1997.

Robert F. Rodgers; C.C.A.

INTER-OFFICE MEMORANDUM

TO: Town Building Inspector

FROM: Town Fire Inspector

DATE: May 4, 1999

SUBJECT: Westage Corporation Medical Office Bldg.

Fire Prevention Reference Number: FPB-99-012

A review of the above referenced subject building plans was conducted on 3 May 1999, with the following being noted:

1) No electrical plans received

2) No mechanical plans received

3) No sprinkler plans received

4) Item 4 under "General Building Code Review" indicates there is accessibility on three (3) sides. Based on the site plan submitted and Part 705.5 (b) (1), the only accessible area is the Little Britain Road (NYS Rte.207) side of the building. The remaining sides do not have legal open space at lease 50 feet wide, and are not protected with fire hydrants. There is no accessibility from Browns Road (Old Little Britain Road).

5) A sprinkler system in compliance with NFPA-13 is being installed per local code. The sprinkler system is also required by Title 9 Executive (B) Table VI-705 in order to increase the basic fire area by 100% above 6,000 square feet allowed. A 12,000 square foot building is allowed for type 5B construction, with the sprinkler system present

6) Plans indicate that the separation between tenants spaces is ¾ hour. Table III-704 directs you to sub-note 5, which directs you to 771.4 of the code. Table II-704 requires one (1) hour fire separation between C1 tenants spaces.

7) Until mechanical plans are received, a determination of the fire resistance rating of the mechanical room 101 cannot be made at this time.

The plans at this time are not acceptable.

Plans Dated: 12 April 1999

Robert F. Rodgers; c.c.a.
Fire Inspector

RFR/dh

INTER-OFFICE CORRESPONDENCE

TO: Town Building Inspector

FROM: Town Fire Inspector

DATE: August 6, 2001

SUBJECT: Westage Dev. 207 LLC

Fire Prevention Reference Number: FPB-01-020

A review of the above referenced building plans was conducted on 6 August 2001, with the following being noted:

1) **The "future build out" section must have an exit door, equipped with exit hardware. (1792 sq. ft.)**

2) **No sprinkler plans received.**

3) **No Plumbing plans received.**

4) **No HVAC plans received.**

Plans are rejected at this time.

Plans Dated: 25 July 2001.

Robert F. Rodgers

INTER-OFFICE CORRESPONDENCE

TO: Town Building Inspector

FROM: Town Fire Inspector

DATE: August 15, 2001

SUBJECT: Westage Development, LLC.

Fire Prevention Reference Number: FPB-01-021

A review of the above referenced plans was conducted on 15 August 2001.

The plans were acceptable, however it will be necessary to note that spare sprinkler heads will be needed, since there is a change of location of the sprinkler inlet as built drawings will also be needed.

Robert F. Rodgers

FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE

TO: Michael Babcock, Building Inspector

FROM: Kenneth Schermerhorn, Asst. Fire Inspector

SUBJECT: Westage Corp.
SBL: 3-1-26.2

DATE: October 16, 2006

Fire Prevention Reference Number: FPB-06-042

A review of the above referenced revised plan has been conducted and is unacceptable for the following reasons:

1) The revised plan shows a deficiency in the fire lane. Current Town Codes mandate a 30 ft. fire lane. The plans, approved in 1997 do not include a 30 ft. fire lane.

A variance can re requested from the Bureau of Fire Prevention.

INTER-OFFICE CORRESPONDENCE

TO: Town Building Inspector

FROM: Town Fire Inspector

SUBJECT: Westage Development (La'Image)

DATE: 17 January 2003

Fire Prevention Reference Number: FPB-03-001

A review of the above referenced building plan was conducted o 17 January 2003, with the following being noted:

1) It is assumed that exit lighting requirements were previously met.

2) No exhaust system shown to remove fumes from the business.
Table 403.3 – Mechanical Code of New York State

3) The corridor width needs to be increased to 5 feet in width.
Section 1003.2.3, Table 1003.2.3 and Table 1003.2.2.2
Building Code of New York State

4) Emergency lighting needed for interior corridor.
Section 1003.2.11.2 – Building Code of New York State

The plans at this time are not acceptable.

Robert F. Rodgers

STORMWATER MANAGEMENT REPORT

Westage Development 207, LLC
Proposed Medical Office Buildings
NYS Route 207
Town of New Windsor, NY

Prepared By:

THE CHAZEN COMPANIES
201 Ward Street
Montgomery, NY 12549

December 1997

I. STUDY DESCRIPTION

A. PROJECT OVERVIEW

This Stormwater Management Report has been prepared for the proposed medical office buildings to be located on the south side of NYS Route 207 (Little Britain Road) just west of the NYS Thruway overpass in New Windsor. The intersection of NYS Route 207 and NYS Route 300 is 0.3 miles east of the site.

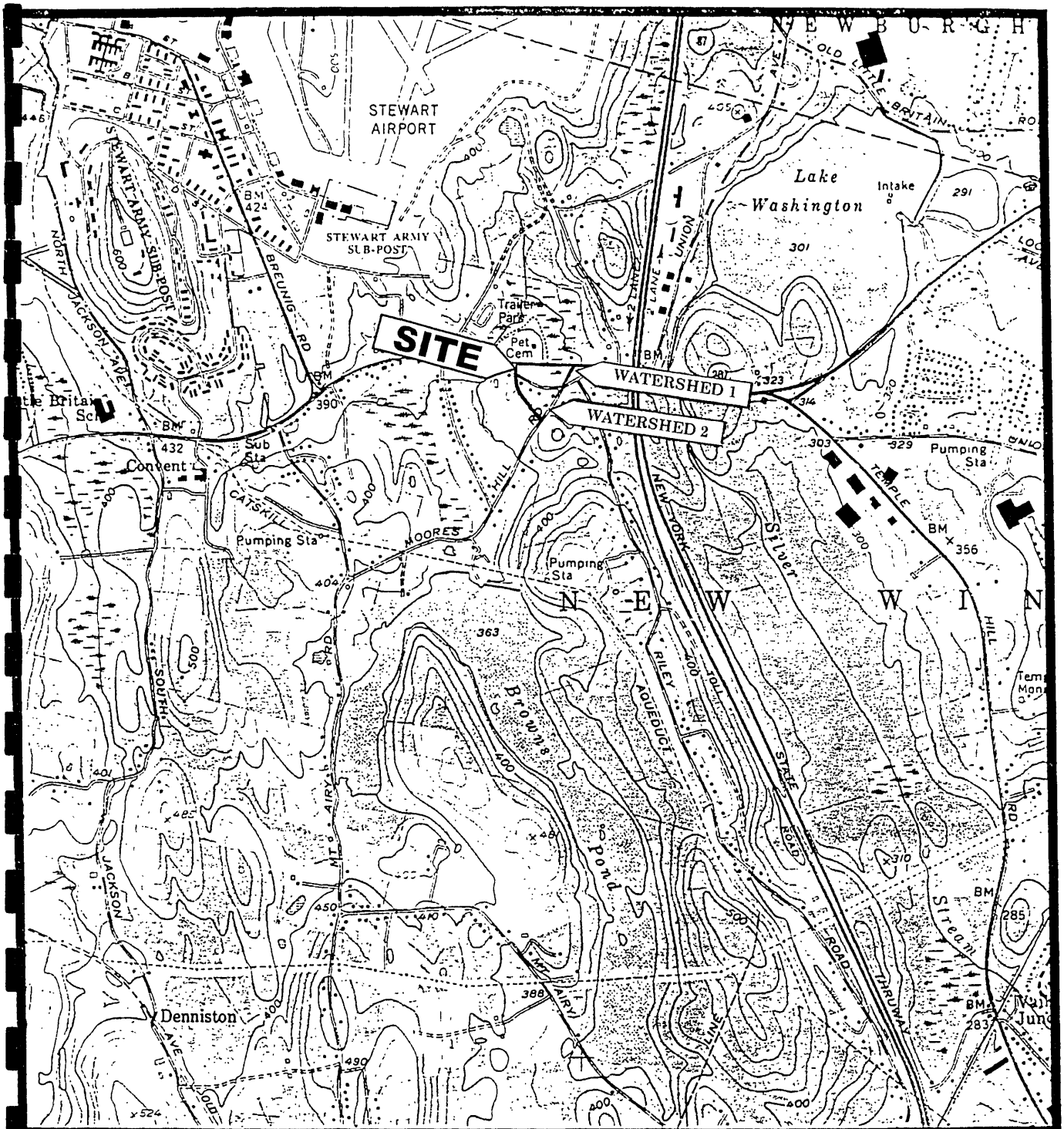
The site is identified as Section 3 Block 1 Tax Lot 26.2 in the Town of New Windsor and is located between NYS Route 207 and Old Little Britain Road. The intersection of Moores Hill Road and Old Little Britain Road is adjacent to the eastern property boundary.

This report details and describes the measures proposed to control and remove stormwater from the site in a manner which is consistent with NYSDEC and Town of New Windsor guidelines. The stormwater management system for the site has been designed to assure that receiving waters located downstream from the site are not flooded as a result of the proposed development.

B. REPORT SUMMARY

This detailed study analyzes the existing physical features and conditions associated with surface water resources within the project area. The study considers the following with respect to stormwater runoff: water courses, drainage patterns, drainage structures, soil types and ground cover types in the existing and developed conditions.

The developed site conditions (Post-Development Condition Model) were analyzed, based on changes to the drainage patterns and ground covers resulting from the proposed development.



Source
USGS Quadrangle; Cornwall

Scale
0 1/2 1

North

August, 1997

THE Chazen COMPANIES

Figure 1

Site Location Map

Westage Development 207, LLC
N.Y.S. Route 207
New Windsor, New York

Due to the close proximity of the site to the Silver Stream, which is tributary to the Moodna Creek, and the characteristics of the overall watershed which contributes to the Silver Stream, it is advantageous to allow site runoff from large storm events to discharge to the Silver Stream and subsequently to the Moodna Creek prior to the hydrologic peak at this location. This will result in no increase to the peak discharge of the creek. Detention of runoff volumes is not recommended for this site, as detention may have a negative effect on the peak discharge from the overall watershed.

II. HYDROLOGY

A. GENERAL

The drainage patterns on the site, generally run in a northeasterly direction. Approximately 50% of the site flows to a drainage channel central to the site and the remaining is collected in a drainage channel near the eastern property boundary. Runoff from the site enters the NYS Route 207 stormwater collection system and flows in an easterly direction to the Silver Stream.

This drainage corridor also transmits stormwater which originates from the watershed area to the south of the site. The stormwater generated off-site enters onto the property from the south side of Old Little Britain Road. A 24" CMP is tributary to the central drainage channel and a 12" CMP is tributary to the eastern channel near the intersection of Old Little Britain Road and Moores Hill Road. The off site watershed comprises approximately 7 acres.

It is the intention of the stormwater management system design, to pass the stormwater flows, which originate off-site and are tributary to the central drainage corridor, northerly, through the site in the proposed site stormwater collection/conveyance system. Flows which are tributary to the site's eastern

drainage corridor, will continue to pass along the site within the existing drainage corridor.

B. WATERSHED AREA DESCRIPTIONS

For the purpose of this study, the project site and the watershed which drains through the site to the NYS Route 207 stormdrain system were analyzed. The analysis considered the site and off-site areas as two "sub" watersheds to distinguish the site area, which will be affected by the proposed development, from the off-site areas. These watersheds are delineated on the Watershed Areas figure and are described below.

Watershed #1

Watershed #1 consists of the project site and contains approximately 3.3 acres. This watershed consists mainly of low sloping areas, that drain to the two channels on-site and subsequently discharge to the NYS Route 207 stormdrains. Stormwater from the central portion of the site discharges to a 2' x 2' concrete box culvert. This culvert passes beneath Route 207, although the outlet of the structure could not be located. The flow which currently contributes to this pipe from the project site will be transmitted to storm drains on the south side of Route 207, and subsequently to the Silver Stream. The watershed is generally bounded on the north by NYS Route 207, on the east by the Mt. Airy Trailer Court, Inc., on the west and south by Old Little Britain Road. This area is comprised mostly of cleared and wooded areas. Watershed #1 accepts stormwater flows from Watershed #2.

Watershed #2

Watershed #2 consists of approximately 7.4 acres and is generally defined on the west by a ridge line east of Weather Oak Hill Road, on the south and east by Moores Hill Road, and on the north by Old Little Britain Road. This watershed enters Watershed #1 from the south side of Old Little Britain Road via a 12" CMP and a 24" CMP. This watershed can generally be characterized as moderately sloping wooded and grassed areas. Residential development is located within this watershed.

C. HYDROLOGIC SUMMARY

Tables IA and IB summarize the hydrologic calculations for pre-development and post-development conditions. As can be seen from the analysis summary, the net increase in runoff from the site into the Route 207 stormwater system and subsequently the Silver Stream and Moodna Creek is minimal. Considering the 25-year, 24-hour design storm, the peak discharge into the Route 207 storm drainage system will increase by approximately 1.3 cfs. Although the peak discharge from Watershed #1 is expected to increase by approximately 8.3 cfs for a 25-yr, 24-hour storm, the hydrologic peak will occur earlier than the peak from the off-site areas, thus ameliorating impacts that the site development would have on storm flows to the Route 207 system.

Detailed computer calculations are appended to this report.

TABLE IA: PRE-DEVELOPMENT PEAK FLOW SUMMARY (25-YEAR FLOW)

Watershed or Sub-area No.	Area (Acres)	Curve Number	Time of Peak Rate (H)	Peak Discharge (cfs)
1	3.3	75	12.3	7.3
2	7.4	77	12.4	16.1
Total	10.7			23.2

TABLE IB: POST-DEVELOPMENT PEAK FLOW SUMMARY (25-YEAR FLOW)

Watershed or Sub-area No.	Area (Acres)	Curve Number	Time of Peak Rate (H)	Peak Discharge (cfs)
1	3.3	91	12.1	15.6
2	7.4	77	12.4	16.1
Total	10.7			24.5

D. STUDY AREA SOILS AND GROUND COVER

The soils within the study area described previously, as mapped by the United States Department of Agriculture Soil Conservation Service (SCS), are shown in Table II. A detailed description of soils within the project site follows Table II.

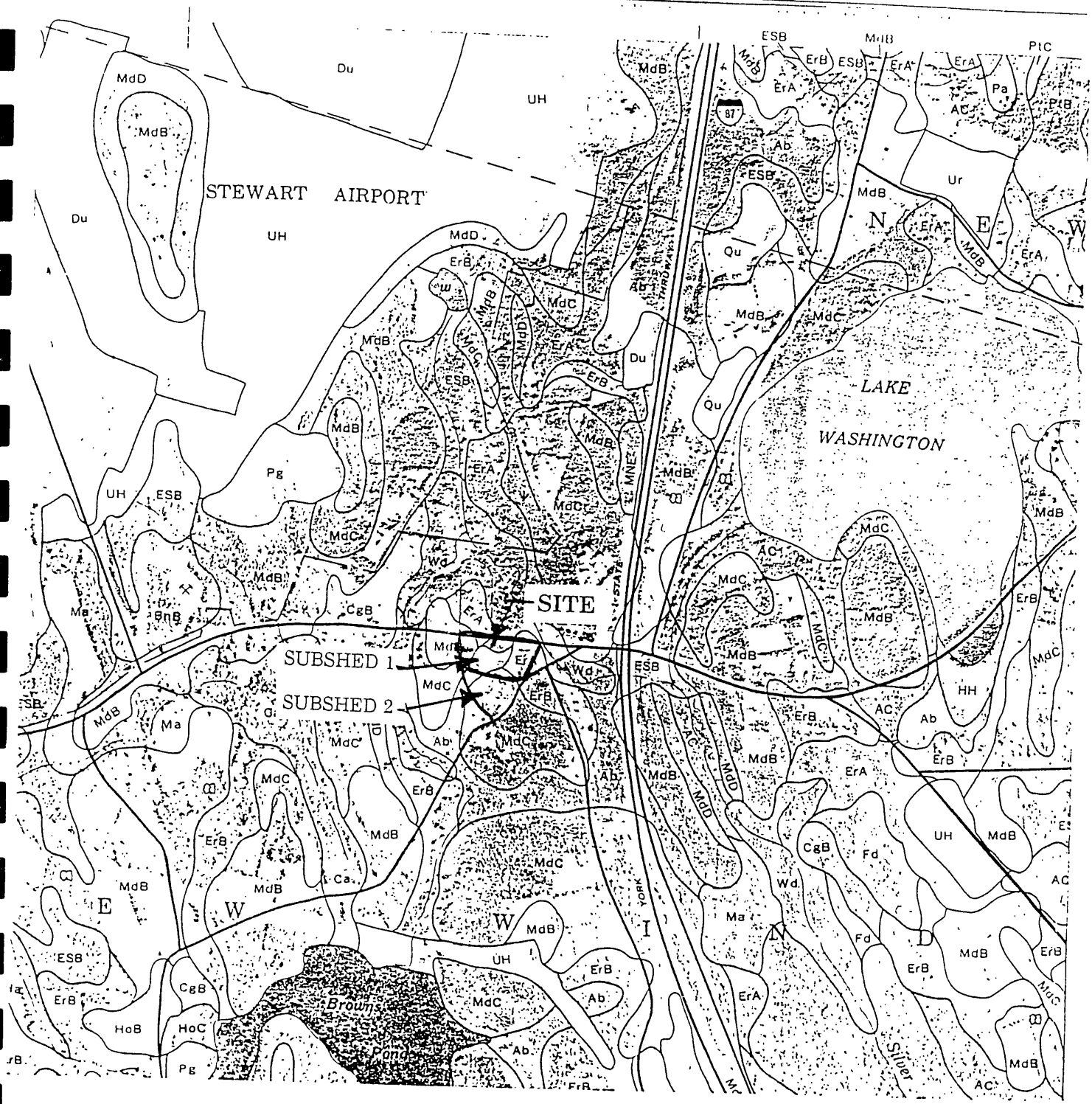
TABLE II: SOIL CLASSIFICATIONS

Map Symbol	Soil Name
Ab	Alden silt loam
ErA	Erie gravelly silt loam, 0-8% slopes
MdB, MdC	Mardin gravelly silt loam, 3-15% slopes
Wd	Wayland silt loam

THE CHAZEN COMPANIES
201 Ward Street, Suite C
MONTGOMERY, NY 12549-1248
(914) 457-1521 FAX (914) 457-1523

FIGURE #2
SOILS MAP

SCALE 1" = ¼ mile



Westage Development 207, LLC
NYS Route 207
New Windsor, New York

Most of the soils within the study area are in hydrologic group "C" , with a limited quantity of "D" soils.

Hydrologic Group C Soils have low infiltration rates when thoroughly wetted. They typically consist of soils with a layer that impedes downward movement of water and soils with moderately fine texture. These soils have a low water transmission rate (0.05 to 0.15 in/hr).

Hydrologic Group D Soils have high runoff potential. They have very low infiltration rates when thoroughly wetted and consist of clay soils with a high swelling potential, soils with a permanent high water table, soils with a clay pan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very low rate of water transmission (0.0 to 0.05 in/hr).

Soil Descriptions

The "*Alden* silt loam" is described by the SCS as a complex of deep well drained soils, and shallow somewhat excessively drained soils. Because of the underlying folded and tilted bedrock the typography is often irregular and sloping in many directions. This deep, very poorly drained, nearly level soil is formed in glacial till deposits derived from shale, sandstone, and some limestone. Local silty colluvial sediment commonly mantles the glacial till deposits. This soil is in low areas and depressions in uplands. The slope ranges from 0 to 3 percent but is mostly less than 2 percent. Typically the surface layer is a very dark grayish brown silt loam 9 inches thick. The subsoil is 27 inches thick. The upper 10 inches is mottled dark gray heavy silt loam; the middle 9 inches is mottled greenish gray heavy silt loam; and the lower 8 inches is mottled dark grayish brown loam. The substratum is firm, mottled olive brown fine sandy loam to a depth of 60 inches or more.

Included with this soil in mapping are small areas of somewhat poorly drained Erie soils on slightly higher rises and in fringe areas, a few spots where the surface layer is mucky, and areas where a large number of stones are on the surface.

In this Alden soil the water table is at or near the surface for prolonged periods. Many areas are ponded for brief periods in the spring. Permeability is moderately slow in the subsoil and substratum. Available water capacity is high, and runoff is very slow. Unless this soil is drained, roots are mostly confined to the upper 8 to 14 inches. Natural organic matter content is high. The surface layer and subsoil are 0 to 15 percent gravel fragments. Reaction in the surface layer is slightly acid or neutral. Most areas are idle and support only the grasses, shrubs, and trees that tolerate wetness.

The "*Erie* gravelly silt loams" ErA is described by the SCS as deep, somewhat poorly drained, gently sloping soil having a fragipan, and having been formed in glacial till deposits derived from shale, slate, and sandstone. It is normally found on nearly flat hilltops and foot slopes of the uplands. Typically, the surface layer is a dark brown, gravelly silt loam 10 inches thick. The subsoil, roughly 45 inches in thickness, is a mottled, grayish brown, channery silt loam in the upper 8 inches, and a firm, mottled, olive brown, channery silt loam fragipan in the lower part. The substratum, from about 55 to 70 inches is a mottled, olive brown, channery silt loam. The water table in this Erie soil is perched above the fragipan in spring and during wet periods. Permeability is moderate in the surface layer and upper part of the subsoil, and slow or very slow in the pan and substratum. The rate of runoff is slow. Available water capacity is moderate to low.

The "*Mardin* gravelly silt loams" MdB and MdC are described by the SCS as deep, moderately well-drained, gently sloping soils formed in glacial till deposits derived from sandstone, shale, and slate, and are found on valley sides, ridges and hillsides. The soils have a dense fragipan in the subsoil which holds a perched water table in early spring and during other excessively wet periods. Typically, the surface layer is a dark brown, gravelly silt loam about 6 to 8 inches thick. The upper 6 to 7 inches of subsoil is a yellowish brown, gravelly silt loam; the next 4 to 5 inches is a leached layer of mottled, pale brown, gravelly silt loam. From 16 to 60 inches, the substratum is a firm, olive brown, channery, silt loam fragipan. Permeability is moderate in the surface layer and upper part of the subsoil and is slow or very slow in the pan and substratum.. Available water capacity is moderate to low, and, depending on slope, runoff ranges from slow to rapid.

The "*Wayland* silt loam," WD soil is deep, poorly drained and very poorly drained, nearly level soil formed in silty alluvial deposits. It is on low floodplains adjacent to streams that overflow. The slope is no more than 3 percent. Areas are oval or long and narrow and are mostly 5 to 15 acres.

Typically, the surface layer is very dark grayish brown silt loam 9 inches thick. The subsoil is mottled dark gray silt loam 8 inches thick. The substratum is mottled olive gray silt loam to a depth of 35 inches, mottled light olive gray silt loam to 47 inches, and mottled gray fine sandy loam to 60 inches.

Included with this soil in mapping are a few higher spots of the moderately well drained to somewhat poorly drained Middlebury soils. Also included are a few small areas of the very poorly drained Wallkill soils, which are

underlain by organic deposits. A few spots where the surface layer is gravelly are identified by spot symbols on the soil map.

This Wayland soil is commonly subject to flooding in spring. The water table is at or near the surface for prolonged periods during the year unless the soil is drained. Permeability is moderately slow or moderate in the surface layer and is slow in the subsoil and substratum. Available water capacity is high. Runoff is very slow. The prolonged high water table restricts roots to the surface layer and the upper part of the subsoil. Natural organic matter content is high. The surface layer and subsoil are generally gravel free. The surface layer is strongly acid to mildly alkaline.

III. PRESENT CONDITION HYDROLOGIC COMPUTER MODEL

In accordance with the accepted standards for the NYSDEC, existing stormwater runoff discharge rates were determined in accordance with procedures found in "Urban Hydrology for Small Watershed, Technical Release No. 55", USDA Soil Conservation Service 1986. The procedures consisted of developing computer models based on the following:

1. Watershed discharge rates using the SCS curve number that is based on land uses (ground cover) and conditions, soil type, and antecedent moisture condition.

2. Existing physical features and conditions (i.e., ground slope, drainage channels and structures, etc.) within the study area.

3. Local rainfall values.

Storm Event	Rainfall Rate In/Hr
2	3.5
10	5.5
25	6.0
100	7.5

Based on the computer models, Unit Hydrographs were utilized to develop 24-hour rainfall events with the desired return frequencies. In accordance with the accepted standards of the NYSDEC, 2- year, 10- year, 25- year and 100- year return frequency storm events (TR-20/TR-55, Type III synthesized, 24 hour event) were analyzed for stormwater runoff generated within the project site and for off-site areas which contribute runoff to the project site. Existing condition peak stormwater runoff discharge rates within the watershed for the 25- year storm are listed in Table 1A. Tabular hydrographs were generated for each of the storm events.

IV. POST-DEVELOPMENT CONDITION HYDROLOGIC MODEL

The 2- year, 10- year, 25- year and 100- year return frequency storm events (per TR20/TR-55, Type III synthesized, 24 hour event) design storm events were analyzed for post-development stormwater runoff within the study area. The changes to ground cover and proposed improvements to the stormwater system will not have a significant impact on the net peak discharges from the site.

Watersheds #2 contains areas outside of the project site and peak discharges from this area will not be affected by proposed development within the project area. A summary of hydrologic conditions for this watershed, is provided within the

Appendix for the post-development analysis. Detailed data pertaining only to Watershed #1 is provided within the Appendix.

The hydrologic model for the Pre-Development analysis was modified in the following manner to accurately model the post-development conditions:

1. The Watershed #1 runoff curve number was modified to account for changes to ground covers.

2. The Watershed #1 time of concentration was modified to account for changes to the on-site flow patterns.

Watershed #2 outlets stormwater onto the project site in two locations. Flows entering the site in the central area will be routed through the site in the proposed storm drainage system. The on-site stormwater collection/conveyance system has been designed to accommodate flows generated on and off-site. The flow pattern of the stormwater which enters the site along the eastern boundary, will not be impacted by the proposed development. Watershed #2 which flows through the site will not be impacted by the proposed development. The summary for the post-development study (25-year flows) are presented in Table 1B of the report and the computer modeling for all design storms is appended.

VII. CONCLUSION

The stormwater management system for this project provides measures to mitigate potential impacts, resulting from the development of the Medical Office Buildings on the site. As can be seen from the analysis summary, the net increase in runoff from the site into the Route 207 stormwater system and subsequently the Silver Stream and Moodna Creek is minimal. Considering the 25-year, 24-hour design storm, the peak discharge into the Route 207 storm drainage system will increase by approximately 1.4 cfs. Although the peak discharge from Watershed #1 is

expected to increase by approximately 8.4 cfs for a 25-yr, 24-hour storm, the hydrologic peak will occur earlier than the peak from the off-site areas, thus ameliorating impacts that the site development would have on storm flows to the Route 207 system.

Detention of on-site stormwater flows is not recommended for this site because of the proximity of the site to the Silver Stream and Moodna Creek and the characteristics of the watersheds which contribute to these watercourses. These water courses receive stormwater from larger watersheds, relative to the watersheds studied for this project. As such, the time that the peak flow within these watercourses downstream of the project will occur is expected to be after the peak of the site watershed. Detention of site runoff could exasperate the peak within the Silver Stream and Moodna Creek systems.

The proposed stormwater management measures will provide comprehensive control of stormwater runoff from the site in a manner which will not increase the peak flows of downstream waters.

APPENDIX

PRE-DEVELOPMENT
COMPUTER MODEL

Table of Contents

Table of Contents (continued)

NETWORK SUMMARY -- LINKS
(UN=Upstream Node; DL=DNstream End of Link; DN=DNstream Node)
(Trun.= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left & Rt)

DEFAULT Desgin Storm File,ID = ORANGECO.RNQ ORANGECO

Storm Tag Name = Pre..2

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeIII 24hr
Storm Frequency = 2 yr
Total Rainfall Depth= 3.5000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Link ID	Type		HYG Vol ac-ft	Trun.	Peak Time hrs	Peak Q cfs	End Points
ADDJ(Q1/Q2)/OUT	ADD	UN	1.240		12.4000	9.25	J(Q1/Q2)
		DL	1.240		12.4000	9.25	
		DN	1.240		12.4000	9.25	OUT
ADDJ(Q1/Q2)/Q1	ADD	UN	.358		12.4000	2.77	Q1PRE
		DL	.358		12.4000	2.77	
		DN	1.240		12.4000	9.25	J(Q1/Q2)
ADDQ1Q2	ADD	UN	.882		12.4000	6.48	Q2
		DL	.882		12.4000	6.48	
		DN	1.240		12.4000	9.25	J(Q1/Q2)

NETWORK SUMMARY -- LINKS
(UN=Upstream Node; DL=DNstream End of Link; DN=DNstream Node)
(Trun.= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left & Rt)

DEFAULT Desgin Storm File,ID = ORANGECO.RNQ ORANGECO

Storm Tag Name = Pre.10

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeIII 24hr
Storm Frequency = 10 yr
Total Rainfall Depth= 5.5000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Link ID	Type		HYG Vol ac-ft	Trun.	Peak Time hrs	Peak Q cfs	End Points
ADDJ(Q1/Q2)/OUT	ADD	UN	2.665		12.4000	20.26	J(Q1/Q2)
		DL	2.665		12.4000	20.26	
		DN	2.665		12.4000	20.26	OUT
ADDJ(Q1/Q2)/Q1	ADD	UN	.787		12.3000	6.33	Q1PRE
		DL	.787		12.3000	6.33	
		DN	2.665		12.4000	20.26	J(Q1/Q2)
ADDQ1Q2	ADD	UN	1.879		12.4000	14.08	Q2
		DL	1.879		12.4000	14.08	
		DN	2.665		12.4000	20.26	J(Q1/Q2)

NETWORK SUMMARY -- LINKS
(UN=Upstream Node; DL=DNstream End of Link; DN=DNstream Node)
(Trun.= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left & Rt)

DEFAULT Desgin Storm File,ID = ORANGECO.RNQ ORANGECO

Storm Tag Name = Pre.25

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeIII 24hr
Storm Frequency = 25 yr
Total Rainfall Depth= 6.0000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Link ID	Type		HYG Vol ac-ft	Trun.	Peak Time hrs	Peak Q cfs	End Points
ADDJ(Q1/Q2)/OUT	ADD	UN	3.048		12.4000	23.15	J(Q1/Q2)
		DL	3.048		12.4000	23.15	
		DN	3.048		12.4000	23.15	OUT
ADDJ(Q1/Q2)/Q1	ADD	UN	.903		12.3000	7.28	Q1PRE
		DL	.903		12.3000	7.28	
		DN	3.048		12.4000	23.15	J(Q1/Q2)
ADDQ1Q2	ADD	UN	2.145		12.4000	16.08	Q2
		DL	2.145		12.4000	16.08	
		DN	3.048		12.4000	23.15	J(Q1/Q2)

NETWORK SUMMARY -- LINKS
(UN=Upstream Node; DL=DNstream End of Link; DN=DNstream Node)
(Trun.= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left & Rt)

DEFAULT Desgin Storm File,ID = ORANGECO.RNQ ORANGECO

Storm Tag Name = Pre100

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeIII 24hr
Storm Frequency = 100 yr
Total Rainfall Depth= 7.5000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Link ID	Type		HYG Vol ac-ft	Trun.	Peak Time hrs	Peak Q cfs	End Points
ADDJ(Q1/Q2)/OUT	ADD	UN	4.234		12.4000	32.00	J(Q1/Q2)
		DL	4.234		12.4000	32.00	
		DN	4.234		12.4000	32.00	OUT
ADDJ(Q1/Q2)/Q1	ADD	UN	1.263		12.3000	10.20	Q1PRE
		DL	1.263		12.3000	10.20	
		DN	4.234		12.4000	32.00	J(Q1/Q2)
ADDQ1Q2	ADD	UN	2.971		12.4000	22.17	Q2
		DL	2.971		12.4000	22.17	
		DN	4.234		12.4000	32.00	J(Q1/Q2)

File.... D:\HAESTAD\PPK6\SAMPLE\WESTAGE.PPK
Title... SITE

::
TIME OF CONCENTRATION CALCULATOR
::

SITE

Segment #1: Tc: TR-55 Sheet

Mannings n	.2400	
Hydraulic Length	300.00	ft
2yr, 24hr P	3.5000	in
Slope	.037000	ft/ft
Avg.Velocity	.19	ft/sec

Segment #1 Time: .4282 hrs

Segment #2: Tc: TR-55 Shallow

Hydraulic Length	350.00	ft
Slope	.037000	ft/ft
Unpaved		
Avg.Velocity	3.10	ft/sec

Segment #2 Time: .0313 hrs

==========
Total Tc: .4595 hrs
==========

Tc Equations used...

==== SCS TR-55 Sheet Flow ==========

Tc = (.007 * ((n * Lf)**0.8)) / ((P**.5) * (Sf**.4))

Where: Tc = Time of concentration, hrs
n = Mannings n
Lf = Flow length, ft
P = 2yr, 24hr Rain depth, inches
Sf = Slope, ft/ft

==== SCS TR-55 Shallow Concentrated Flow ==========

Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved surface:
V = 20.3282 * (Sf**0.5)

Tc = (Lf / V) / (3600sec/hr)

Where: V = Velocity, ft/sec
Sf = Slope, ft/ft
Tc = Time of concentration, hrs
Lf = Flow length, ft

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::
TIME OF CONCENTRATION CALCULATOR
::

Segment #1: Tc: TR-55 Sheet

Mannings n	.2400	
Hydraulic Length	300.00	ft
2yr, 24hr P	3.5000	in
Slope	.025000	ft/ft
Avg.Velocity	.17	ft/sec

Segment #1 Time: .5009 hrs

Segment #2: Tc: TR-55 Shallow

Hydraulic Length	490.00	ft
Slope	.025000	ft/ft
Unpaved		
Avg.Velocity	2.55	ft/sec

Segment #2 Time: .0534 hrs

==========
Total Tc: .5543 hrs
==========

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Tc Equations used...

==== SCS TR-55 Sheet Flow ==========

Tc = (.007 * ((n * Lf)**0.8)) / ((P**.5) * (Sf**.4))

Where: Tc = Time of concentration, hrs
n = Mannings n
Lf = Flow length, ft
P = 2yr, 24hr Rain depth, inches
Sf = Slope, ft/ft

==== SCS TR-55 Shallow Concentrated Flow ==========

Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved surface:
V = 20.3282 * (Sf**0.5)

Tc = (Lf / V) / (3600sec/hr)

Where: V = Velocity, ft/sec
Sf = Slope, ft/ft
Tc = Time of concentration, hrs
Lf = Flow length, ft

File.... D:\HAESTAD\PPK6\SAMPLE\WESTAGE.PPK
Title... SITE

RUNOFF CURVE NUMBER DATA

SITE

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
OPEN SPACE, POOR, C SOILS	87	.500			87.00
WOODS, FAIR, C SOILS	73	1.600		-	73.00
BRUSH, FAIR, C SOILS	70	.800			70.00
OPEN SPACE, FAIR, C/D SOILS	81	.400			81.00
COMPOSITE AREA & WEIGHTED CN --->		3.300			75.36 (75)

File.... D:\HAESTAD\PPK6\SAMPLE\WESTAGE.PPK
Title... OFF-SITE SUBSHED

RUNOFF CURVE NUMBER DATA

OFF-SITE SUBSHED

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
RESIDENTIAL, 1/2 AC, C/D SOILS	82	3.500			82.00
WOODS/BRUSH, FAIR, C/D SOILS	73	3.900			73.00
COMPOSITE AREA & WEIGHTED CN --->		7.400			77.26 (77)

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 2 year storm
Duration = 24.0000 hrs Rain Depth = 3.5000 in
Rain Dir = D:\HAESTAD\PPK6\UTIL\
Rain File -ID = SCSTYPES.RNF - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = D:\HAESTAD\PPK6\SAMPLE\
HYG File - ID = - Q1PRE Pre..2
Tc = .4595 hrs
Drainage Area = 3.300 acres Runoff CN= 75

==========

Computational Time Increment = .06127 hrs
Computed Peak Time = 12.3766 hrs
Computed Peak Flow = 2.82 cfs

Time Increment for HYG File = .1000 hrs
Peak Time, Interpolated Output = 12.4000 hrs
Peak Flow, Interpolated Output = 2.77 cfs
WARNING: The difference between calculated peak flow and interpolated peak flow is greater than 1.50%

==========

DRAINAGE AREA

ID:SUBSHED#1PRE
CN = 75
Area = 3.300 acres
S = 3.3333 in
0.2S = .6667 in

Cumulative Runoff

1.3018 in
.358 ac-ft

HYG Volume... .358 ac-ft (area under HYG curve)

***** UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .45953 hrs (ID: SUBSHED#1pre)
Computational Incr, Tm = .06127 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 8.14 cfs
Unit peak time Tp = .30635 hrs
Unit receding limb, Tr = 1.22541 hrs
Total unit time, Tb = 1.53176 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 10 year storm
Duration = 24.0000 hrs Rain Depth = 5.5000 in
Rain Dir = D:\HAESTAD\PPK6\UTIL\
Rain File -ID = SCSTYPES.RNF - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = D:\HAESTAD\PPK6\SAMPLE\
HYG File - ID = - Q1PRE Pre.10
Tc = .4595 hrs
Drainage Area = 3.300 acres Runoff CN= 75

==========
Computational Time Increment = .06127 hrs
Computed Peak Time = 12.3154 hrs
Computed Peak Flow = 6.41 cfs

Time Increment for HYG File = .1000 hrs
Peak Time, Interpolated Output = 12.3000 hrs
Peak Flow, Interpolated Output = 6.33 cfs
==========

DRAINAGE AREA

ID:SUBSHED#1PRE
CN = 75
Area = 3.300 acres
S = 3.3333 in
0.2S = .6667 in

Cumulative Runoff

2.8605 in
.787 ac-ft

HYG Volume... .787 ac-ft (area under HYG curve)

***** UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .45953 hrs (ID: SUBSHED#1pre)
Computational Incr, Tm = .06127 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 8.14 cfs
Unit peak time Tp = .30635 hrs
Unit receding limb, Tr = 1.22541 hrs
Total unit time, Tb = 1.53176 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 25 year storm
Duration = 24.0000 hrs Rain Depth = 6.0000 in
Rain Dir = D:\HAESTAD\PPK6\UTIL\
Rain File -ID = SCSTYPES.RNF - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = D:\HAESTAD\PPK6\SAMPLE\
HYG File - ID = - Q1PRE Pre.25
Tc = .4595 hrs
Drainage Area = 3.300 acres Runoff CN= 75

==========
Computational Time Increment = .06127 hrs
Computed Peak Time = 12.3154 hrs
Computed Peak Flow = 7.36 cfs

Time Increment for HYG File = .1000 hrs
Peak Time, Interpolated Output = 12.3000 hrs
Peak Flow, Interpolated Output = 7.28 cfs
==========

DRAINAGE AREA

ID:SUBSHED#1PRE
CN = 75
Area = 3.300 acres
S = 3.3333 in
0.2S = .6667 in

Cumulative Runoff

3.2821 in
.903 ac-ft

HYG Volume... .903 ac-ft (area under HYG curve)

***** UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .45953 hrs (ID: SUBSHED#1pre)
Computational Incr, Tm = .06127 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 8.14 cfs
Unit peak time Tp = .30635 hrs
Unit receding limb, Tr = 1.22541 hrs
Total unit time, Tb = 1.53176 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 100 year storm
Duration = 24.0000 hrs Rain Depth = 7.5000 in
Rain Dir = D:\HAESTAD\PPK6\UTIL\
Rain File -ID = SCSTYPES.RNF - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = D:\HAESTAD\PPK6\SAMPLE\
HYG File - ID = - Q1PRE Pre100
Tc = .4595 hrs
Drainage Area = 3.300 acres Runoff CN= 75

==========

Computational Time Increment = .06127 hrs
Computed Peak Time = 12.3154 hrs
Computed Peak Flow = 10.30 cfs

Time Increment for HYG File = .1000 hrs
Peak Time, Interpolated Output = 12.3000 hrs
Peak Flow, Interpolated Output = 10.20 cfs

==========

DRAINAGE AREA

ID:SUBSHED#1PRE
CN = 75
Area = 3.300 acres
S = 3.3333 in
0.2S = .6667 in

Cumulative Runoff

4.5929 in
1.263 ac-ft

HYG Volume... 1.263 ac-ft (area under HYG curve)

***** UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .45953 hrs (ID: SUBSHED#1pre)
Computational Incr, Tm = .06127 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 8.14 cfs
Unit peak time Tp = .30635 hrs
Unit receding limb, Tr = 1.22541 hrs
Total unit time, Tb = 1.53176 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 2 year storm
Duration = 24.0000 hrs Rain Depth = 3.5000 in
Rain Dir = D:\HAESTAD\PPK6\UTIL\
Rain File -ID = SCSTYPES.RNF - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = D:\HAESTAD\PPK6\SAMPLE\
HYG File - ID = - Q2 Pre..2
Tc = .5543 hrs
Drainage Area = 7.400 acres Runoff CN= 77

==========

Computational Time Increment = .07390 hrs
Computed Peak Time = 12.4154 hrs
Computed Peak Flow = 6.52 cfs

Time Increment for HYG File = .1000 hrs
Peak Time, Interpolated Output = 12.4000 hrs
Peak Flow, Interpolated Output = 6.48 cfs

==========

DRAINAGE AREA

ID:SUBSHED#2
CN = 77
Area = 7.400 acres
S = 2.9870 in
0.2S = .5974 in

Cumulative Runoff

1.4305 in
.882 ac-ft

HYG Volume... .882 ac-ft (area under HYG curve)

***** UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .55426 hrs (ID: SUBSHED#2)
Computational Incr, Tm = .07390 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 15.13 cfs
Unit peak time Tp = .36951 hrs
Unit receding limb, Tr = 1.47802 hrs
Total unit time, Tb = 1.84753 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 10 year storm
Duration = 24.0000 hrs Rain Depth = 5.5000 in
Rain Dir = D:\HAESTAD\PPK6\UTIL\
Rain File -ID = SCSTYPES.RNF - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = D:\HAESTAD\PPK6\SAMPLE\
HYG File - ID = - Q2 Pre.10
Tc = .5543 hrs
Drainage Area = 7.400 acres Runoff CN= 77

==========
Computational Time Increment = .07390 hrs
Computed Peak Time = 12.4154 hrs
Computed Peak Flow = 14.12 cfs

Time Increment for HYG File = .1000 hrs
Peak Time, Interpolated Output = 12.4000 hrs
Peak Flow, Interpolated Output = 14.08 cfs
==========

DRAINAGE AREA

ID:SUBSHED#2
CN = 77
Area = 7.400 acres
S = 2.9870 in
0.2S = .5974 in

Cumulative Runoff

3.0465 in
1.879 ac-ft

HYG Volume... 1.879 ac-ft (area under HYG curve)

***** UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .55426 hrs (ID: SUBSHED#2)
Computational Incr, Tm = .07390 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 15.13 cfs
Unit peak time Tp = .36951 hrs
Unit receding limb, Tr = 1.47802 hrs
Total unit time, Tb = 1.84753 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 25 year storm
Duration = 24.0000 hrs Rain Depth = 6.0000 in
Rain Dir = D:\HAESTAD\PPK6\UTIL\
Rain File -ID = SCSTYPES.RNF - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = D:\HAESTAD\PPK6\SAMPLE\
HYG File - ID = - Q2 Pre.25
Tc = .5543 hrs
Drainage Area = 7.400 acres Runoff CN= 77

==========

Computational Time Increment = .07390 hrs
Computed Peak Time = 12.4154 hrs
Computed Peak Flow = 16.11 cfs

Time Increment for HYG File = .1000 hrs
Peak Time, Interpolated Output = 12.4000 hrs
Peak Flow, Interpolated Output = 16.08 cfs

==========

DRAINAGE AREA

ID:SUBSHED#2
CN = 77
Area = 7.400 acres
S = 2.9870 in
0.2S = .5974 in

Cumulative Runoff

3.4791 in
2.145 ac-ft

HYG Volume... 2.145 ac-ft (area under HYG curve)

***** UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .55426 hrs (ID: SUBSHED#2)
Computational Incr, Tm = .07390 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 15.13 cfs
Unit peak time Tp = .36951 hrs
Unit receding limb, Tr = 1.47802 hrs
Total unit time, Tb = 1.84753 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 100 year storm
Duration = 24.0000 hrs Rain Depth = 7.5000 in
Rain Dir = D:\HAESTAD\PPK6\UTIL\
Rain File -ID = SCSTYPES.RNF - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = D:\HAESTAD\PPK6\SAMPLE\
HYG File - ID = - Q2 Pre100
Tc = .5543 hrs
Drainage Area = 7.400 acres Runoff CN= 77

==========

Computational Time Increment = .07390 hrs
Computed Peak Time = 12.4154 hrs
Computed Peak Flow = 22.19 cfs

Time Increment for HYG File = .1000 hrs
Peak Time, Interpolated Output = 12.4000 hrs
Peak Flow, Interpolated Output = 22.17 cfs

==========

DRAINAGE AREA

ID:SUBSHED#2
CN = 77
Area = 7.400 acres
S = 2.9870 in
0.2S = .5974 in

Cumulative Runoff

4.8178 in
2.971 ac-ft

HYG Volume... 2.971 ac-ft (area under HYG curve)

***** UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .55426 hrs (ID: SUBSHED#2)
Computational Incr, Tm = .07390 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 15.13 cfs
Unit peak time Tp = .36951 hrs
Unit receding limb, Tr = 1.47802 hrs
Total unit time, Tb = 1.84753 hrs

Index of Starting Page Numbers for ID Names

POST-DEVELOPMENT COMPUTER MODEL

Table of Contents

NETWORK SUMMARY -- LINKS
(UN=Upstream Node; DL=DNstream End of Link; DN=DNstream Node)
(Trun.= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left & Rt)

DEFAULT Desgin Storm File,ID = ORANGECO.RNQ ORANGECO

Storm Tag Name = Dev..2

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeIII 24hr
Storm Frequency = 2 yr
Total Rainfall Depth= 3.5000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Link ID	Type		HYG Vol ac-ft	Trun.	Peak Time hrs	Peak Q cfs	End Points
ADDJ(Q1/Q2)/OUT	ADD	UN	1.581		12.1000	11.52	J(Q1/Q2)
		DL	1.581		12.1000	11.52	
		DN	1.581		12.1000	11.52	OUT
ADDJ(Q1/Q2)/Q1	ADD	UN	.699		12.1000	8.36	Q1POST
		DL	.699		12.1000	8.36	
		DN	1.581		12.1000	11.52	J(Q1/Q2)
ADDQ1Q2	ADD	UN	.882		12.4000	6.48	Q2
		DL	.882		12.4000	6.48	
		DN	1.581		12.1000	11.52	J(Q1/Q2)

NETWORK SUMMARY -- LINKS
(UN=Upstream Node; DL=DNstream End of Link; DN=DNstream Node)
(Trun.= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left & Rt)

DEFAULT Desgin Storm File,ID = ORANGECO.RNQ ORANGECO

Storm Tag Name = Dev.10

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeIII 24hr
Storm Frequency = 10 yr
Total Rainfall Depth= 5.5000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Link ID	Type		HYG Vol ac-ft	Trun.	Peak Time hrs	Peak Q cfs	End Points
ADDJ(Q1/Q2)/OUT	ADD	UN	3.107		12.1000	21.87	J(Q1/Q2)
		DL	3.107		12.1000	21.87	
		DN	3.107		12.1000	21.87	OUT
ADDJ(Q1/Q2)/Q1	ADD	UN	1.229		12.1000	14.19	Q1POST
		DL	1.229		12.1000	14.19	
		DN	3.107		12.1000	21.87	J(Q1/Q2)
ADDQ1Q2	ADD	UN	1.879		12.4000	14.08	Q2
		DL	1.879		12.4000	14.08	
		DN	3.107		12.1000	21.87	J(Q1/Q2)

NETWORK SUMMARY -- LINKS
(UN=Upstream Node; DL=DNstream End of Link; DN=DNstream Node)
(Trun.= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left & Rt)

DEFAULT Desgin Storm File,ID = ORANGECO.RNQ ORANGECO

Storm Tag Name = Dev.25

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeIII 24hr
Storm Frequency = 25 yr
Total Rainfall Depth= 6.0000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Link ID	Type		HYG Vol ac-ft	Trun.	Peak Time hrs	Peak Q cfs	End Points
ADDJ(Q1/Q2)/OUT	ADD	UN	3.509		12.1000	24.54	J(Q1/Q2)
		DL	3.509		12.1000	24.54	
		DN	3.509		12.1000	24.54	OUT
ADDJ(Q1/Q2)/Q1	ADD	UN	1.363		12.1000	15.64	Q1POST
		DL	1.363		12.1000	15.64	
		DN	3.509		12.1000	24.54	J(Q1/Q2)
ADDQ1Q2	ADD	UN	2.145		12.4000	16.08	Q2
		DL	2.145		12.4000	16.08	
		DN	3.509		12.1000	24.54	J(Q1/Q2)

NETWORK SUMMARY -- LINKS
(UN=Upstream Node; DL=DNstream End of Link; DN=DNstream Node)
(Trun.= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left & Rt)

DEFAULT Desgin Storm File,ID = ORANGECO.RNQ ORANGECO

Storm Tag Name = Dev100

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeIII 24hr
Storm Frequency = 100 yr
Total Rainfall Depth= 7.5000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Link ID	Type		HYG Vol ac-ft	Trun.	Peak Time hrs	Peak Q cfs	End Points
ADDJ(Q1/Q2)/OUT	ADD	UN	4.739		12.1000	32.62	J(Q1/Q2)
		DL	4.739		12.1000	32.62	
		DN	4.739		12.1000	32.62	OUT
ADDJ(Q1/Q2)/Q1	ADD	UN	1.769		12.1000	19.94	Q1POST
		DL	1.769		12.1000	19.94	
		DN	4.739		12.1000	32.62	J(Q1/Q2)
ADDQ1Q2	ADD	UN	2.971		12.4000	22.17	Q2
		DL	2.971		12.4000	22.17	
		DN	4.739		12.1000	32.62	J(Q1/Q2)

File.... D:\HAESTAD\PPK6\SAMPLE\WESTAGE.PPK
Title... SITE

::
TIME OF CONCENTRATION CALCULATOR
::

SITE

Segment #1: Tc: TR-55 Sheet

Mannings n	.0110	
Hydraulic Length	300.00	ft
2yr, 24hr P	3.5000	in
Slope	.027000	ft/ft
Avg.Velocity	2.02	ft/sec

Segment #1 Time: .0412 hrs

Segment #2: Tc: TR-55 Shallow

Hydraulic Length	260.00	ft
Slope	.023000	ft/ft
Paved		
Avg.Velocity	3.08	ft/sec

Segment #2 Time: .0234 hrs

==========

Total Tc: .0647 hrs

Calculated Tc < Min.Tc:
Use Minimum Tc...
Use Tc = .0833 hrs

==========

File.... D:\HAESTAD\PPK6\SAMPLE\WESTAGE.PPK
Title... SITE

Tc Equations used...

==== SCS TR-55 Sheet Flow ==========

Tc = (.007 * ((n * Lf)**0.8)) / ((P**.5) * (Sf**.4))

Where: Tc = Time of concentration, hrs
n = Mannings n
Lf = Flow length, ft
P = 2yr, 24hr Rain depth, inches
Sf = Slope, ft/ft

==== SCS TR-55 Shallow Concentrated Flow ==========

Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved surface:
V = 20.3282 * (Sf**0.5)

Tc = (Lf / V) / (3600sec/hr)

Where: V = Velocity, ft/sec
Sf = Slope, ft/ft
Tc = Time of concentration, hrs
Lf = Flow length, ft

File.... D:\HAESTAD\PPK6\SAMPLE\WESTAGE.PPK
Title... SITE

RUNOFF CURVE NUMBER DATA

SITE

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
IMPERVIOUS	98	2.400			98.00
LAWN, GOOD, C SOILS	74	.900			74.00
COMPOSITE AREA & WEIGHTED CN --->		3.300			91.45 (91)

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 2 year storm
Duration = 24.0000 hrs Rain Depth = 3.5000 in
Rain Dir = D:\HAESTAD\PPK6\UTIL\
Rain File -ID = SCSTYPES.RNF - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = D:\HAESTAD\PPK6\SAMPLE\
HYG File - ID = - Q1POST Dev..2
Tc (Min. Tc) = .0833 hrs
Drainage Area = 3.300 acres Runoff CN= 91

==========

Computational Time Increment = .01111 hrs
Computed Peak Time = 12.1063 hrs
Computed Peak Flow = 8.37 cfs

Time Increment for HYG File = .1000 hrs
Peak Time, Interpolated Output = 12.1000 hrs
Peak Flow, Interpolated Output = 8.36 cfs

==========

DRAINAGE AREA

ID:SUBSHED#1POST
CN = 91
Area = 3.300 acres
S = .9890 in
0.2S = .1978 in

Cumulative Runoff

2.5411 in
.699 ac-ft

HYG Volume... .699 ac-ft (area under HYG curve)

***** UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .08330 hrs (ID: SUBSHED#1post)
Computational Incr, Tm = .01111 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 44.89 cfs
Unit peak time Tp = .05553 hrs
Unit receding limb, Tr = .22213 hrs
Total unit time, Tb = .27767 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 10 year storm
Duration = 24.0000 hrs Rain Depth = 5.5000 in
Rain Dir = D:\HAESTAD\PPK6\UTIL\
Rain File -ID = SCSTYPES.RNF - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = D:\HAESTAD\PPK6\SAMPLE\
HYG File - ID = - Q1POST Dev.10
Tc (Min. Tc) = .0833 hrs
Drainage Area = 3.300 acres Runoff CN= 91

==========

Computational Time Increment	= .01111 hrs
Computed Peak Time	= 12.0952 hrs
Computed Peak Flow	= 14.20 cfs
Time Increment for HYG File	= .1000 hrs
Peak Time, Interpolated Output	= 12.1000 hrs
Peak Flow, Interpolated Output	= 14.19 cfs

==========

DRAINAGE AREA

ID:SUBSHED#1POST
CN = 91
Area = 3.300 acres
S = .9890 in
0.2S = .1978 in

Cumulative Runoff

4.4687 in
1.229 ac-ft

HYG Volume... 1.229 ac-ft (area under HYG curve)

***** UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .08330 hrs (ID: SUBSHED#1post)
Computational Incr, Tm = .01111 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 44.89 cfs
Unit peak time Tp = .05553 hrs
Unit receding limb, Tr = .22213 hrs
Total unit time, Tb = .27767 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 25 year storm
Duration = 24.0000 hrs Rain Depth = 6.0000 in
Rain Dir = D:\HAESTAD\PPK6\UTIL\
Rain File -ID = SCSTYPES.RNF - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = D:\HAESTAD\PPK6\SAMPLE\
HYG File - ID = - Q1POST Dev.25
Tc (Min. Tc) = .0833 hrs
Drainage Area = 3.300 acres Runoff CN= 91

==========
Computational Time Increment = .01111 hrs
Computed Peak Time = 12.0952 hrs
Computed Peak Flow = 15.64 cfs

Time Increment for HYG File = .1000 hrs
Peak Time, Interpolated Output = 12.1000 hrs
Peak Flow, Interpolated Output = 15.64 cfs
==========

DRAINAGE AREA

ID:SUBSHED#1POST
CN = 91
Area = 3.300 acres
S = .9890 in
0.2S = .1978 in

Cumulative Runoff

4.9572 in
1.363 ac-ft

HYG Volume... 1.363 ac-ft (area under HYG curve)

***** UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .08330 hrs (ID: SUBSHED#1post)
Computational Incr, Tm = .01111 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 44.89 cfs
Unit peak time Tp = .05553 hrs
Unit receding limb, Tr = .22213 hrs
Total unit time, Tb = .27767 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 100 year storm
Duration = 24.0000 hrs Rain Depth = 7.5000 in
Rain Dir = D:\HAESTAD\PPK6\UTIL\
Rain File -ID = SCSTYPES.RNF - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = D:\HAESTAD\PPK6\SAMPLE\
HYG File - ID = - Q1POST Dev100
Tc (Min. Tc) = .0833 hrs
Drainage Area = 3.300 acres Runoff CN= 91

==========

Computational Time Increment = .01111 hrs
Computed Peak Time = 12.0952 hrs
Computed Peak Flow = 19.96 cfs

Time Increment for HYG File = .1000 hrs
Peak Time, Interpolated Output = 12.1000 hrs
Peak Flow, Interpolated Output = 19.94 cfs

==========

DRAINAGE AREA

ID:SUBSHED#1POST
CN = 91
Area = 3.300 acres
S = .9890 in
0.2S = .1978 in

Cumulative Runoff

6.4312 in
1.769 ac-ft

HYG Volume... 1.769 ac-ft (area under HYG curve)

***** UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .08330 hrs (ID: SUBSHED#1post)
Computational Incr, Tm = .01111 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 44.89 cfs
Unit peak time Tp = .05553 hrs
Unit receding limb, Tr = .22213 hrs
Total unit time, Tb = .27767 hrs

Index of Starting Page Numbers for ID Names

Part 2 - PROJECT IMPACTS AND THEIR MAGNITUDE
Responsiblity of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site, other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each questions.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read Carefully)

a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.
b. **Maybe** answers should be considered as **Yes** answers.
c. If answering **Yes** to a question, then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
d. Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
e. If reviewer has doubt about size of the impact, then consider the impact as potentially large and proceed to PART 3.

IMPACT ON LAND	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
1. Will the proposed action result in a physical change to the Project Site? ☐NO ☒YES			
Examples that would apply to column 2:	☐	☐	☐Yes ☐No
• Any construction on slopes of 15% or greater, (15 ft rise per 100 foot length), or where the general slopes in the project area exceed 10%	☐	☐	☐Yes ☐No
• Construction on land where the depth to the water table is less than 3 feet.	☐	☒	☒Yes ☐No
• Construction of paved parking area for 1,000 or more vehicles.	☐	☐	☐Yes ☐No
• Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	☐	☐	☐Yes ☐No
• Construction that will continue for more than 1 year or involve more than one phase or stage.	☐	☐	☐Yes ☐No
• Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e. rock or soil) per year.	☐	☐	☐Yes ☐No
• Construction or expansion of a sanitary landfill.	☐	☐	☐Yes ☐No
• Construction in a designated floodway.	☐	☐	☐Yes ☐No
• Other Impacts: _____ _____	☐	☐	☐Yes ☐No
2. Will there be an effect to any unique or unusual land forms found on the site? (i.e. cliffs, dunes, geological formations, etc.) ☒NO ☐ YES			
• Specific land forms: _____ _____	☐	☐	☐ Yes ☐No

IMPACT ON WATER

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
3. Will proposed action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL) ☒NO ☐YES				
Examples that would apply to column 2				
• Developable area of site contains a protected water body.	☐	☐	☐Yes	☐No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	☐	☐	☐Yes	☐No
• Extension of utility distribution facilities through a protected water body.	☐	☐	☐Yes	☐No
• Construction in a designated freshwater or tidal wetland.	☐	☐	☐Yes	☐No
• Other impacts: _____	☐	☐	☐Yes	☐No
4. Will proposed action affect any non-protected existing or new body of water? ☒NO ☐YES				
Examples that would apply to column 2				
• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	☐	☐	☐Yes	☐No
• Construction of a body of water that exceeds 10 acres of surface area.	☐	☐	☐Yes	☐No
• Other impacts: _____	☐	☐	☐Yes	☐No
5. Will Proposed Action affect surface or groundwater quality or quantity? ☐NO ☒YES				
Examples that would apply to column 2				
• Proposed Action will require a discharge permit.	☐	☐	☐Yes	☐No
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	☐	☐	☐Yes	☐No
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	☐	☐	☐Yes	☐No
• Construction or operation causing any contamination of a water supply system.	☐	☐	☐Yes	☐No
• Proposed Action will adversely affect groundwater.	☐	☐	☐Yes	☐No
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	☐	☐	☐Yes	☐No
• Proposed Action would use water in excess of 20,000 gallons per day.	☐	☐	☐Yes	☐No
• Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual constrast to natural conditions.	☐	☐	☐Yes	☐No
• Proposed Action will require the storage of petroleum or chemical products greater that 1,100 gallons.	☐	☐	☐Yes	☐No
• Proposed Action will allow residential uses in areas without water and/or sewer services.	☐	☐	☐Yes	☐No
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	☐	☐	☐Yes	☐No
• Other impacts: Minimal increase in stormwater runoff from the site	☒	☐	☐Yes	☐No
6. Will Proposed Action alter drainage flow or patterns, or surface water runoff? ☐NO ☒YES				
Examples that would apply to column 2				
• Proposed Action would change flood water flows.	☐	☐	☐Yes	☐No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
• Proposed Action may cause substantial erosion.	☐	☐	☐Yes ☐No
• Proposed Action is incompatible with existing drainage patterns.	☐	☐	☐Yes ☐No
• Proposed Action will allow development in a designated floodway.	☐	☐	☐Yes ☐No
• Other impacts: Removal of existing drainage ditch; stormwater runoff will be collected within a storm drain system on the site	☒	☐	☒Yes ☐No
IMPACT ON AIR			
7. Will proposed action affect air quality? ☒NO ☐YES			
Examples that would apply to column 2			
• Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	☐	☐	☐Yes ☐No
• Emission rate of total contaminants will exceed 5 lbs per hour or a heat source producing more than 10 million BTU's per hour.	☐	☐	☐Yes ☐No
• Proposed action will allow an increase in the density of industrial development within existing industrial areas.	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No
IMPACT ON PLANTS AND ANIMALS			
8. Will Proposed Action affect any threatened or endangered species? ☒NO ☐YES			
Examples that would apply to column 2			
• Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.	☐	☐	☐Yes ☐No
• Removal of any portion of a critical or significant wildlife habitat.	☐	☐	☐Yes ☐No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No
9. Will Proposed Action substantially affect non-threatened or non-endangered species? ☒NO ☐YES			
Examples that would apply to column 2			
• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	☐	☐	☐Yes ☐No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	☐	☐	☐Yes ☐No
IMPACT ON AGRICULTURAL LAND RESOURCES			
10. Will the Proposed Action affect agricultural land resources? ☒NO ☐YES			
Examples that would apply to column 2			
• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	☐	☐	☐Yes ☐No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
• Construction activity would excavate or compact the soil profile of agricultural land.	☐	☐	☐Yes ☐No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	☐	☐	☐Yes ☐No
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g. subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No
IMPACT ON AESTHETIC RESOURCES			
11. Will Proposed Action affect aesthetic resources? ☒NO ☐YES			
Examples that would apply to column 2			
• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	☐	☐	☐Yes ☐No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	☐	☐	☐Yes ☐No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No
IMPACT ON HISTORIC AND ARCHAELOGICAL RESOURCES			
12. Will proposed Action impact any site or structure of historic, prehistoric or paleontological importance? ☒NO ☐YES			
Examples that would apply to column 2			
• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	☐	☐	☐Yes ☐No
• Any impact to an archaeological site or fossil bed located within the project site.	☐	☐	☐Yes ☐No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No
IMPACT ON OPEN SPACE AND RECREATION			
13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? ☒NO ☐YES			
Examples that would apply to column 2			
• The permanent foreclosure of a future recreational opportunity.	☐	☐	☐Yes ☐No
• A major reduction of an open space important to the community.	☐	☐	☐Yes ☐No
• Other impacts: _____	☐	☐	☐Yes ☐No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
IMPACT ON CRITICAL ENVIRONMENTAL AREAS				
14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)? ☒NO ☐YES				
List the environmental characteristics that caused the designation of the CEA. _____ _____ _____ _____ _____				
Examples that would apply to column 2				
• Proposed Action to locate within the CEA?	☐	☐	☐Yes	☐No
• Proposed Action will result in a reduction in the quantity of the resource?	☐	☐	☐Yes	☐No
• Proposed Action will result in a reduction in the quality of the resource?	☐	☐	☐Yes	☐No
• Proposed Action will impact the use, function or enjoyment of the resource?	☐	☐	☐Yes	☐No
• Other impacts: _____ _____	☐	☐	☐Yes	☐No
IMPACT ON TRANSPORTATION				
15. Will there be an effect to existing transportation systems? ☒NO ☐YES				
Examples that would apply to column 2				
• Alteration of present patterns of movement of people and/or goods.	☐	☐	☐Yes	☐No
• Proposed Action will result in major traffic problems.	☐	☐	☐Yes	☐No
• Other impacts: _____ _____	☐	☐	☐Yes	☐No
16. Will Proposed Action affect the community's sources of fuel or energy supply? ☒NO ☐YES				
Examples that would apply to column 2				
• Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.	☐	☐	☐Yes	☐No
• Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.	☐	☐	☐Yes	☐No
• Other impacts: _____ _____	☐	☐	☐Yes	☐No

NOISE AND ODOR IMPACTS	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☒NO ☐YES				
Examples that would apply to column 2				
• Blasting within 1,500 feet of a hospital, school or other sensitive facility.	☐	☐	☐Yes	☐No
• Odors will occur routinely (more than one hour per day).	☐	☐	☐Yes	☐No
• Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.	☐	☐	☐Yes	☐No
• Proposed Action will remove natural barriers that would act as a noise screen.	☐	☐	☐Yes	☐No
• Other impacts: _____	☐	☐	☐Yes	☐No
IMPACT ON PUBLIC HEALTH				
18. Will Proposed Action affect public health and safety? ☒NO ☐YES				
Examples that would apply to column 2				
• Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.	☐	☐	☐Yes	☐No
• Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)	☐	☐	☐Yes	☐No
• Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.	☐	☐	☐Yes	☐No
• Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.	☐	☐	☐Yes	☐No
• Other impacts: _____	☐	☐	☐Yes	☐No
IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD				
19. Will Proposed Action affect the character of the existing community? ☒NO ☐YES				
Examples that would apply to column 2				
• The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.	☐	☐	☐Yes	☐No
• The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.	☐	☐	☐Yes	☐No
• Proposed Action will conflict with officially adopted plans or goals.	☐	☐	☐Yes	☐No
• Proposed Action will cause a change in the density of land use.	☐	☐	☐Yes	☐No
• Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.	☐	☐	☐Yes	☐No
• Development will create a demand for additional community services (e.g. schools, police and fire, etc.)	☐	☐	☐Yes	☐No
• Proposed Action will set an important precedent for future projects.	☐	☐	☐Yes	☐No
• Proposed Action will create or eliminate employment.	☐	☐	☐Yes	☐No
• Other impacts: _____	☐	☐	☐Yes	☐No

20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? ☒NO ☐YES

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS
Responsibility of Lead Agency

Part 3 must be prepared if on or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions
Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact,
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value.
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

1. The existing water table on the site is seasonally perched, due to the inadequate drainage from the site. This is caused in part, by the blocked outlet of the box culvert which transmits stormwater from the ditch in the central portion of the site to the north side of Route 207.

   This impact will be mitigated by collecting the stormwater within a piped drainage system on-site and discharging the stormwater at a location downstream of the current discharge point.

   This impact is minor considering that it can be mitigated with standard site drainage improvements. The proposed buildings will be of slab on grade construction and will not be impacted by seasonal groundwater conditions.

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

OFFICE OF THE PLANNING BOARD

February 10, 1998

New York State Dept. of Transportation
112 Dickson Street
Newburgh, NY 12550

ATTENTION: **MR. DON GREENE**

SUBJECT: **PROPOSED MEDICAL OFFICE BUILDING**
RT. 207 - TOWN OF NEW WINDSOR
P.B. FILE #97-23 (WESTAGE DEVELOPEMENT)

Dear Mr. Greene:

Enclosed please find the drainage report for subject project. Please review at your earliest convenience or forward to the appropriate person for their review.

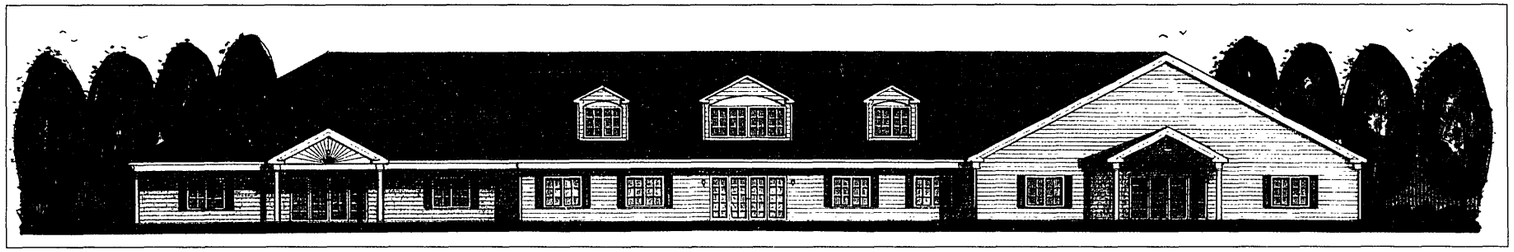
We thank you for your prompt attention to this matter and if you should have any questions please contact our office.

Very truly yours,

Mark J. Edsall, P.E.,
Planning Board Engineer

mlm

Designed to Serve a Growing Community



Westage

MEDICAL OFFICES AT NEW WINDSOR

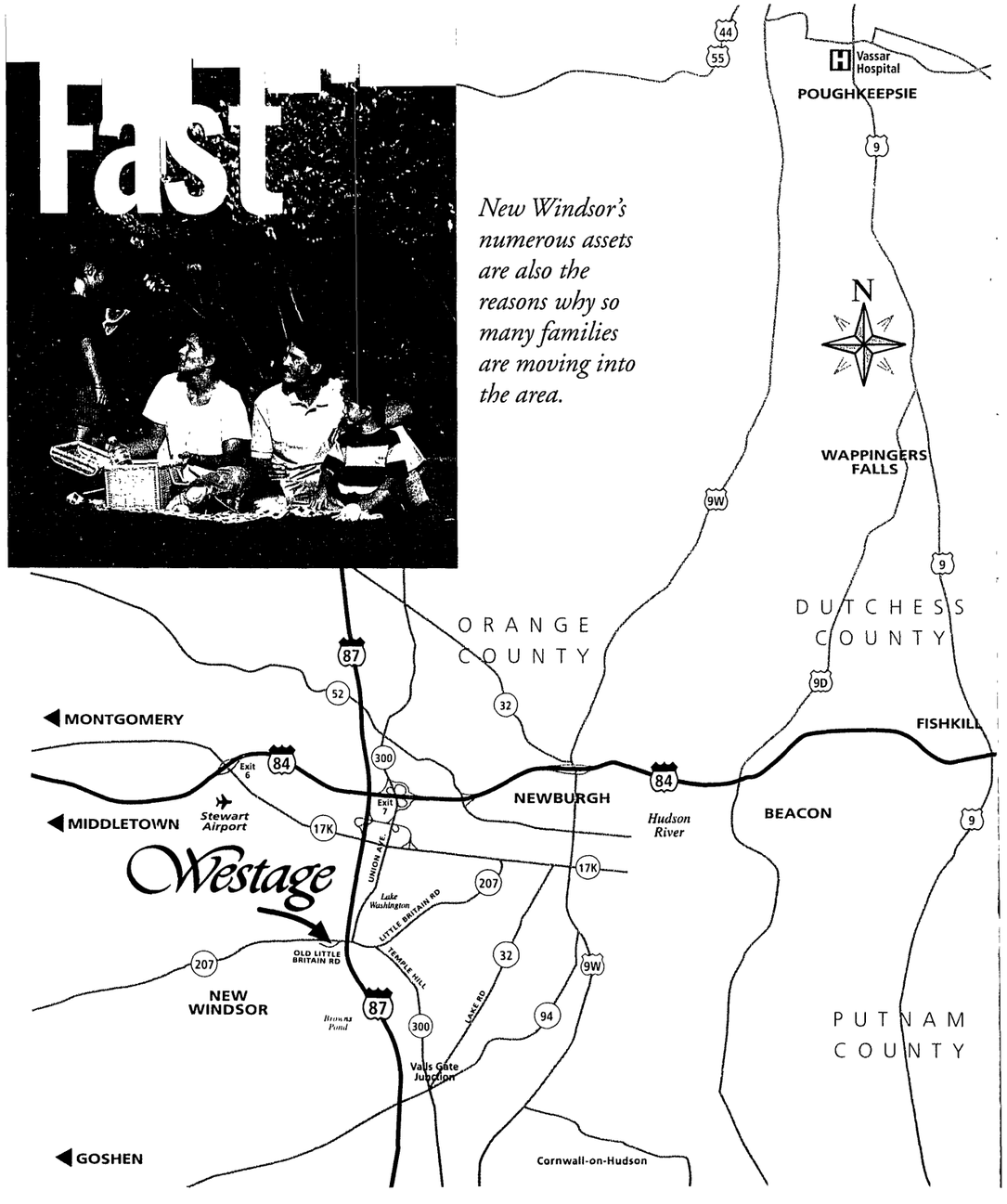
Growing Fast

New Windsor's numerous assets are also the reasons why so many families are moving into the area.

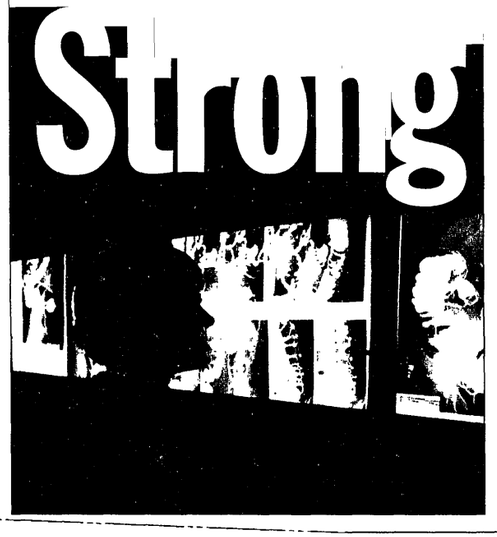
Orange County is one of the fastest growing communities in the country, with a growth rate *15 times greater* than most of its northeast neighbors. The leading area in the county for business and family relocation is New Windsor, a vibrant and rapidly expanding community with 10% of the county's entire population.

New Windsor is strategically located 40 miles north of New York City on the scenic Hudson River. A population of nearly 200,000 with a median age of 33 reside within a 10 mile radius of the Westage Medical Office buildings. Major connections in all directions are provided by the New York State Thruway, Interstate I-84, Rt. 17 and Stewart International Airport.

New Windsor's numerous assets are also the reasons why so many families are moving into the area. Good schools, low crime rate, excellent services, low taxes and housing and business space costing as much as *50% less* than comparable metro-region space, make New Windsor an ideal location to conduct business and raise a family in a safe and secure environment. The entire area is rich in culture and recreational pleasures.



Growing Strong

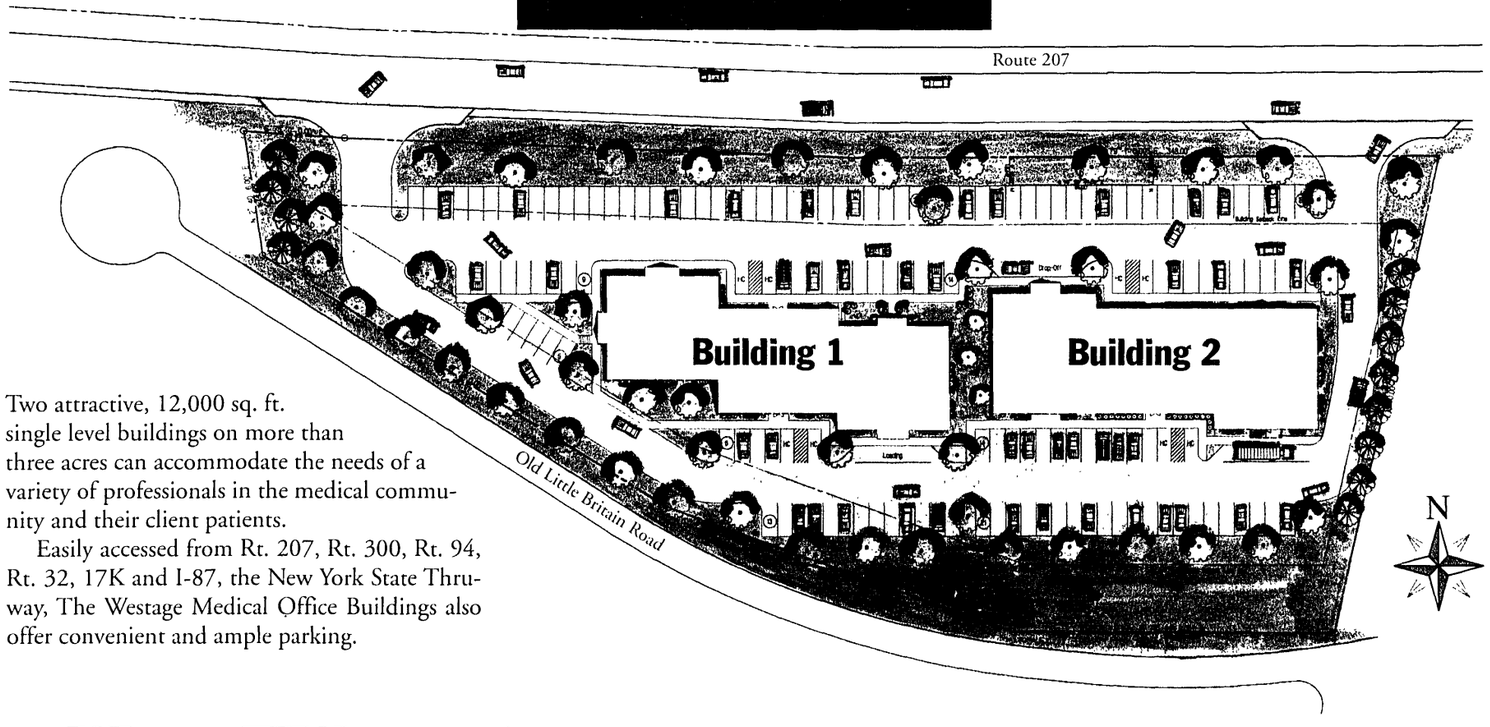


The new Westage Medical Office Buildings are designed to fulfill the needs of an expanding population.

A healthy community is vital to the success of business and the happiness of families. New Windsor's expanding population has created a growing need for personal care physicians.

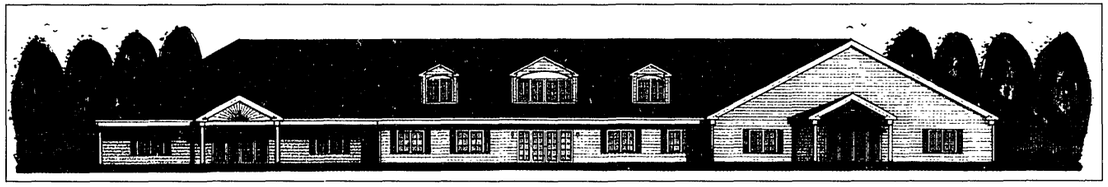
The new Westage Medical Office buildings on Rt. 207 and Old Little Britain Road in New Windsor are designed to fulfill this need.

Professionals in the medical profession who wish to offer their services to patients in a new, comfortable environment and be a part of this fast growing, prospering community may call the Westage Corporation for more information at 914.473.2400.



Two attractive, 12,000 sq. ft. single level buildings on more than three acres can accommodate the needs of a variety of professionals in the medical community and their client patients.

Easily accessed from Rt. 207, Rt. 300, Rt. 94, Rt. 32, 17K and I-87, the New York State Thruway, The Westage Medical Office Buildings also offer convenient and ample parking.



Westage

MEDICAL OFFICES AT NEW WINDSOR

For more information, contact the Westage Corporation

P.O. Box 3426
Poughkeepsie, NY 12603
Tel. 914/473-2400 • Fax 914/473-1710

The Westage Corporation is proud of its more than 30 years of professional experience as the developer of commercial and residential properties in the Eastern United States.

- 3 million sq. ft. of retail and office space
- 1,500 single family and condominium homes
- The designated sponsor/developer of three successfully completed urban renewal projects

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.
Licensed in NEW YORK, NEW JERSEY and PENNSYLVANIA

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☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

MEMORANDUM
(via fax)
7 September 1999

TO: MYRA MASON, P.B. SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT:WESTAGE SITE PLAN
NWPB NO. 97-32

A representative of our office visited the subject site this morning pursuant to our telephone discussion. It would appear that no soil erosion or sediment control measures were implemented on the site prior to the site grading work.

The plan, Sheet 4, includes details for silt fence and hay bails. Also the plan note indicates that "Erosion and Sediment Control Measures shall be established prior to commencement of any land disturbing activity". Obviously, they are in violation of their approved site plan since the entire site is disturbed and no SESC work was done at all.

Our engineer notified them this morning that the work must be done. At the time of his visit, they were in the process of gathering materials to begin the SESC work.

Myra090799.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/28/1999 PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE: STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 97-32
NAME: WESTAGE DEVELOPMENT 207 MEDICAL OFFICES
APPLICANT: WESTAGE DEVELOPMENT 207 LLC

--DATE--	MEETING-PURPOSE	ACTION-TAKEN
07/28/1999	PLANS STAMPED	APPROVED
02/24/1999	P.B. APPEARANCE	GRANTED 2 90 DAY EXT
08/12/1998	P.B. APPERANCE	APPROVED . 08/17/98 PHONED TOM OLLEY AND ASKED FOR COST ESTIMATE
02/11/1998	P.B. APPEARANCE - PUB. HEARG	RETURN
01/14/1998	P.B. APPEARANCE	SCHED. P.H. - RETURN . NEED D.O.T. REVIEW - DISCUSS SIDEWALK SIZE - REVISE PARKING . SIZE, IF NEEDED - NOTE ON MAP: PARKING NOT TO EXCEED 6% TOPO
01/07/1998	WORK SESSION APPEARANCE	REVISE
10/08/1997	P.B. APPEARANCE	REETURN
10/01/1997	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/28/1999 PAGE: 1

LISTING OF PLANNING BOARD **SEQRA ACTIONS**

FOR PROJECT NUMBER: 97-32
NAME: WESTAGE DEVELOPMENT 207 MEDICAL OFFICES
APPLICANT: WESTAGE DEVELOPMENT 207 LLC

	DATE-SENT	ACTION----------	DATE-RECD	RESPONSE----------
ORIG	10/03/1997	EAF SUBMITTED	10/03/1997	WITH APPLICATION
ORIG	10/03/1997	CIRCULATE TO INVOLVED AGENCIES	11/04/1997	SENT COORD. LETTER
ORIG	10/03/1997	LEAD AGENCY DECLARED	01/14/1998	TOOK LEAD AGENCY
ORIG	10/03/1997	DECLARATION (POS/NEG)	01/14/1998	DECL. NEG. DEC.
ORIG	10/03/1997	PUBLIC HEARING	01/14/1998	SCHEDULE P.H.
ORIG	10/03/1997	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/19/1999 PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 97-32
NAME: WESTAGE DEVELOPMENT 207 MEDICAL OFFICES
APPLICANT: WESTAGE DEVELOPMENT 207 LLC

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/03/1997	REC. CK.#87	PAID		750.00	
10/08/1997	P.B. ATTY. FEE	CHG	35.00		
10/08/1997	P.B. MINUTES	CHG	54.00		
01/14/1998	P.B. ATTY. FEE	CHG	35.00		
01/14/1998	P.B. MINUTES	CHG	49.50		
02/11/1998	P.B. ATTY. FEE	CHG	35.00		
02/11/1998	P.B. MINUTES	CHG	31.50		
08/12/1998	P.B. ATTY. FEE	CHG	35.00		
08/12/1998	P.B. MINUTES	CHG	54.00		
03/17/1999	P.B. ENGINEER FEE	CHG	839.40		
07/19/1999	REC. CK. #47654	PAID		418.40	
		TOTAL:	1168.40	1168.40	0.00

L.R. 7/19/99

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/19/1999 PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 97-32
NAME: WESTAGE DEVELOPMENT 207 MEDICAL OFFICES
APPLICANT: WESTAGE DEVELOPMENT 207 LLC

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/17/1999	2% OF COST ESTIMATE 267,4	CHG	5349.16		
07/19/1999	REC. CK. #47655	PAID		5349.16	
		TOTAL:	5349.16	5349.16	0.00

L.R. 7/19/99

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/19/1999 PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 97-32
NAME: WESTAGE DEVELOPMENT 207 MEDICAL OFFICES
APPLICANT: WESTAGE DEVELOPMENT 207 LLC

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/12/1998	P.B. APPROVAL FEE	CHG	100.00		
07/19/1999	REC. CK. #47653	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

RETAKE OF PREVIOUS DOCUMENT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/19/1999 PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 97-32
NAME: WESTAGE DEVELOPMENT 207 MEDICAL OFFICES
APPLICANT: WESTAGE DEVELOPMENT 207 LLC

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/12/1998	P.B. APPROVAL FEE	CHG	100.00		
07/19/1999	REC. CK. #47653	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

Called David Dondy 3/23/99

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....$ 100.00

* *

ESCROW:

SITE PLANS ($750.00 - $2,000.00).....$ 750.00

MULTI-FAMILY SITE PLANS:

_____ UNITS @ $100.00 PER UNIT (UP TO 40 UNITS)....$_____

_____ UNITS @ $25.00 PER UNIT (AFTER 40 UNITS).....$_____

TOTAL ESCROW PAID:.....$_____

* *

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) $ 100.00

PLAN REVIEW FEE (MULTI-FAMILY): A. $100.00
PLUS $25.00/UNIT B. _____

TOTAL OF A & B:$ $100.00 (1)

RECREATION FEE: (MULTI-FAMILY)

$500.00 PER UNIT

_____ @ $500.00 EA. EQUALS: $_____
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: $_____

2% OF COST ESTIMATE $ 267,458.00 EQUALS $5,349.16 (2)

TOTAL ESCROW PAID:.....$750.00

TO BE DEDUCTED FROM ESCROW: 1168.40

RETURN TO APPLICANT: $_____

ADDITIONAL DUE: $ 418.40 (3)

Westage 207 Job No. 79710

Cost Estimate

ITEM	QUANTITY	UNIT PRICE	TOTAL
LANDSCAPING:			
A) Trees	76 ea.	$180.00 ea.	$13,680.00
B) Shrubs	160 ea.	$80.00 ea.	$12,800.00
C) Luxman Classic 400 with 400-Watt Metal Halide	11 ea.	$1,200.00 ea.	$13,200.00
		Sub-Total	$39,680.00
OFF-SITE DRAINAGE SYSTEM IN ROUTE 207			
A) 30" CPEP	225 l.f.	$50.00 l.f.	$11,250.00
B) Stormwater Catch Basin	2 ea.	$880.00 ea.	$1,760.00
		~~Sub-Total~~	~~$13,010.00~~
C) PAVEMENT RESTORATION IN DOT ROW	225 l.f.	#8/Ft	1800
		GRAND TOTAL	~~$265,658.00~~ 267,458.00

2% fee # 5349.16

OK 3/17/99

AS OF: 03/17/99 PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant) CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 97- 32

FOR WORK DONE PRIOR TO: 03/17/99

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION---------	RATE	HRS.	TIME (DOLLARS)	EXP. (DOLLARS)	BILLED (DOLLARS)	BALANCE (DOLLARS)
97-32	141000	02/04/99	TIME	MJE	MC	WESTAGE	75.00	0.40	30.00			
97-32	141089	02/24/99	TIME	MJE	MM	WESTAGE 2X90 EXT APP	75.00	0.10	7.50			
									37.50			
						TASK TOTAL			37.50	0.00	0.00	37.50
						GRAND TOTAL			37.50	0.00	0.00	37.50

1/2 hr. 37.50

75.00

old $ 764.40

$839.40

AS OF: 03/17/99 PAGE: 1

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant) CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 97- 32

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION---------	RATE	HRS.	DOLLARS TIME	EXP.	BILLED	BALANCE
97-32	117792	10/01/97	TIME	MJE	WS	WESTAGE 207 S/P	75.00	0.40	30.00			
97-32	117810	10/07/97	TIME	MJE	MC	207 DOCTOR S/P	75.00	0.40	30.00			
97-32	117811	10/08/97	TIME	MJE	MC	WESTAGE S/P	75.00	0.50	37.50			
97-32	117817	10/08/97	TIME	MCK	CL	WESTAGE RVW COMMNETS	28.00	0.50	14.00			
97-32	117832	10/21/97	TIME	MJE	MC	207 DOCTOR S/P W/ENG	75.00	0.30	22.50			
									134.00			
97-32	117890	10/31/97				BILL 97-1062 11/19/97					-134.00	
											-134.00	
97-32	117935	11/04/97	TIME	SAS	CL	WESTAGE SEQRA LTR	28.00	0.50	14.00			
97-32	117906	11/05/97	TIME	MJE	MC	WESTAGE	75.00	0.30	22.50			
97-32	118066	01/07/98	TIME	MJE	WS	WESTAGE S/P	75.00	0.40	30.00			
97-32	118042	01/14/98	TIME	MCK	CL	WESTAGE RVW COMMENTS	28.00	0.80	22.40			
97-32	118098	01/14/98	TIME	MJE	MC	WESTAGE S/P	75.00	0.50	37.50			
97-32	118092	01/16/98	TIME	PJH	MR	WESTAGE DRAINAGE	75.00	2.00	150.00			
									276.40			
97-32	118188	01/31/98				BILL 98-231 2/13/98					-276.40	
											-276.40	
97-32	118161	02/03/98	TIME	PJH	MR	WESTAGE DRAINAGE	75.00	1.00	75.00			
97-32	118178	02/10/98	TIME	MCK	CL	WESTAGE RVW COMM	28.00	0.50	14.00			
97-32	118208	02/10/98	TIME	MJE	MC	WESTAGE	75.00	0.70	52.50			
97-32	118181	02/13/98	TIME	MCK	CL	WESTAGE RVW COMM	28.00	2.00	56.00			
97-32	118243	02/25/98	TIME	MJE	MC	WESTAGE	75.00	0.30	22.50			
97-32	118249	02/26/98	TIME	MJE	MC	WESTAGE Qs - OLLY	75.00	0.20	15.00			
									235.00			
97-32	118351	02/28/98				BILL 98-357 3/16/98					-235.00	
											-235.00	
97-32	119236	08/07/98	TIME	MJE	MC	WESTGATE W/PETRO/TC	75.00	0.40	30.00			
97-32	119279	08/10/98	TIME	MJE	MC	WESTAGE S/P	75.00	0.80	60.00			
97-32	119247	08/11/98	TIME	MCK	CL	WESTAGE RVW COMMENTS	28.00	0.50	14.00			
97-32	119284	08/11/98	TIME	MJE	MC	WESTAGE S/P	75.00	0.10	7.50			
97-32	119225	08/12/98	TIME	MJE	MM	Westage Appl	75.00	0.10	7.50			
									119.00			
97-32	119397	09/11/98				BILL 98-1016 9/18/98					-119.00	
											-119.00	
						TASK TOTAL			764.40	0.00	-764.40	0.00
						GRAND TOTAL			764.40	0.00	-764.40	0.00

Westage 207 Job No. 79710

Cost Estimate

ITEM	QUANTITY	UNIT PRICE	TOTAL
PARKING ACCESS:			
A) Concrete Curbing	2,609 l.f.	$10.00 l.f.	$26,090.00
B) Asphalt Curbing	803 l.f.	$3.00 l.f.	$2,409.00
C) Asphalt Paving	69,084 sq.f	$1.12 sq.ft	$77,374.00
D) Striping and Space Delineation	146 sp.	$8.00 sp.	$1,168.00
E) Handicap Parking Sign and Delineation	8 sp.	$100.00 sp.	$800.00
F) Stop Sign	2 ea.	$65.00 ea.	$130.00
G) Project Sign	2 ea.	$1,000.00 ea.	$2,000.00
H) Stormwater Catch Basins	15 ea.	$880.00 ea.	$13,200.00
I) Concrete Sidewalk	7,962 s.f.	$3.50 s.f.	$27,867.00
J) 30" CPEP	35 l.f.	$50.00 l.f.	$1,750.00
K) 24" CPEP	613 l.f.	$48.00 l.f.	$29,424.00
L) 18" CPEP	198 l.f.	$42.00 l.f.	$8,316.00
M) 15" CPEP	561 l.f.	$40.00 l.f.	$22,440.00
		Sub-Total	$212,968.00

OK 3/17/99

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640

☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765

MEMORANDUM

4 February 1999

TO: MYRA MASON, P.B. SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: WESTAGE DVMT. SITE PLAN
REVIEW OF SITE COST ESTIMATE
N.W.P.B. PROJECT NO. 97-32

I have reviewed the cost estimate prepared by Chazen Companies for the subject application which received Planning Board approval.

Please note that the cost estimate is unacceptable for the following reasons:

1. The plan includes concrete and asphalt curbing. The cost estimate should be broken down to include quantity and cost for each.
2. The quantity for asphalt paving would appear to be significantly in error. A corrected value should be provided.
3. The project includes two project signs.
4. The estimate does not include the off-site drainage system in Rt. 207 from the site to Silver Stream.

When a corrected estimate is received, please forward same such that I can perform a follow-up review.

Cc: Chazen Companies – Nbg (via fax 567-1925)

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Orange County Office:

263 Route 17K
Newburgh, NY 12550
Phone (914) 567-1133 Fax: (914) 567-1925

Dutchess County Office:
Phone: (914) 454-3980

Capital District Office:
Phone: (518) 371-0929

February 4, 1999

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12553
Attn: Myra Mason

Re: Westage Development 207, LLC
S/B/L: 3/1/26.8
Job # 79710.00
Town Project #97-32

Dear Ms. Mason:

As representatives of the above subject, our office would like to request two (2) consecutive 90-day extensions for site plan approval for the above subject.

Please inform me as soon as possible upon the Planning Board's decision on this extension request.

If you should have any questions, or require additional information, please contact this office.

Yours truly,

David Dendy
Project Engineer

cc: Ted Petrillo, Jr.
Thomas B. Olley, P.E.
File

E:\79710.00\newwindpb-mason.doc

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

Bernadette Castro
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189 518-237-8643

July 15, 1998

THE CHAZEN COMPANIES

RECEIVED

Troy A. Wojciekofsky, P.E.
Project Engineer
Chazen Engineering & Land Surveying Co., P.C.
201 Ward Street, Suite G
Montgomery, New York 12549

Dear Mr. Wojciekofsky:

Re: SEQRA
Westgate Development/Medical Offices/NY 207
New Windsor, Orange County
97PR2642

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont

Ruth L. Pierpont
Director, Historic Preservation
Field Services Bureau

RLP:bsd

PERM 42p (7/93)

STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION

HIGHWAY WORK PERMIT

RECEIVED

ermit Fee: $ 550.00
surance Fee: $ 175.00
otal Received: $ 725.00
heck or M.O. No.: 1138 & 1139
N/A

Permit No.: 8-98-0509
Project Identification No.:
Expiration Date: 12/15/99
SH No.: 153
Deposit Rec. for $ 3000.00
Check or M.O. No.: 1137
Dated: 06/10/98
Estimated Cost of Work Performed in the State Right-of-Way $ 0.00
Chargeable to Bond No.:
or Undertaking on File: ($ 0.00)

THE CHAZEN COMPANIES

Permittee:
UPSTAGE DEVELOPMENT 207, LLC
P.O. BOX 3426
POUGHKEEPSIE, NY 12603
ATT:

Mailing Address: (Complete if different from above)

REC'D. R4
AUG 06 1998

Return of Deposit Made Payable to: (Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:
CONSTRUCTION OF TWO PAVED AND CURBED ENTRANCES AND ASSOCIATED IMPROVEMENTS TO DRAINAGE ON THE SOUTH SIDE OF NYS ROUTE 207. ALL DISTURBED AREAS WITHIN STATE R.O.W. ARE TO BE TOPSOILED, SEEDED, AND MULCHED.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. ANYONE WORKING IN THE STATE HIGHWAY RIGHT-OF-WAY IS REQUIRED TO WEAR HIGH VISIBILITY APPAREL (ORANGE/YELLOW) AND HARD HAT.

County - ORANGE Municipality - NEW WINDSOR Route # - 207

set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at: POUGHKEEPSIE, N.Y.
Date Signed: 07/14/98

Commissioner of Transportation

By: W.D. FITZPATRICK

IMPORTANT

THIS PERMIT, WITH APPLICATION AND DRAWING (OR COPIES THEREOF) ATTACHED SHALL BE PLACED IN THE HANDS OF THE CONTRACTOR BEFORE ANY WORK BEGINS. THE HIGHWAY WORK PERMIT SHALL BE AVAILABLE AT THE SITE DURING CONSTRUCTION.

BEFORE WORK IS STARTED AND UPON ITS COMPLETION, THE PERMITTEE ABSOLUTELY MUST NOTIFY THE RESIDENT ENGINEER,

PETER M. TELISKA
(914)562-4020
112 DICKSON STREET
NEWBURGH, NEW YORK 12550

ON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED, SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.

k authorized by this permit has been completed. Refund of deposit or return/release of bond is requested.

DATE	PERMITTEE	AUTHORIZED AGENT (If Any)

k authorized by this permit has been satisfactorily completed and is accepted. **Reverse side of this form must be completed.**

- ☐ Refund of Deposit is authorized
- ☐ Return of Bond is authorized
- ☐ Amount charged against Bond may be released
- ☐ Retain Bond for future permits
- ☐ Other

DATE	RESIDENT ENGINEER

Regional Office will forward this form to the Main Office with the appropriate box checked.

- ☐ Permit closed
- ☐ Bond returned/released
- ☐ Refund of Guarantee Deposit on this permit is authorized
- ☐ Other

DATE	REGIONAL TRAFFIC ENGINEER

ssuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, before or during the operations authorized.

Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily leted, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to ermit will be repaired to the satisfaction of the Department of Transportation.

completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, nicipality, or state department or agency, and his or its successors in interest, shall be responsible for the maintenance and r of such work or portion of such work as set forth within the terms and conditions of the work permit.

Application is hereby made for a highway work permit:

Name Westage Development 207, LLC

Address P.O. Box 3426

City Poughkeepsie State NY Zip 12603

Federal I.D. No. or Social Security No. _____

Applicant Telephone # (914) 473-2400

Contact person in case of emergency Kevin Marinan

(include telephone number) (914) 473-2400

For Joint application, name and address of Second Applicant below:

Name _____

Address _____

City _____ State _____ Zip _____

Project Identification No. _____

Highway Work Permit No. 98-0509

RETURN PERMIT TO: (IF DIFFERENT FROM ABOVE)

Name _____

Address _____

City _____ State _____ Zip _____

RETURN OF DEPOSIT/BOND TO: (COMPLETE ONLY IF DIFFERENT FROM PERMITTEE)

Name _____

Address _____

City _____ State _____ Zip _____

1. Estimated cost of work being performed in state highway right of-way $ 12,000
2. Anticipated duration of work: From July 1, 19 98 thru December 15, 19 99, to apply to the operation(s) checked below:
3. Protective Liability Insurance covered by Policy No. N/A expires on _____ 19 _____
4. A $20.00 fee will be charged for checks returned by bank.

CHECK TYPE OF OPERATION	Permit Fee	Insurance Fee	Perm 17 or Under Taking	Total Amount of Fee and/or Insurance	Guarantee Deposit and/or Bond Amount	Guarantee Dep. Check Number or Bond Number
5. ☐ Single Job - Permit issued for each job						
a ☒ Driveway or roadway						
1. ☐ Residential	$ 15	$ 25				CERT CK# 1137 6/10/98
2. ☒ Commercial - Minor	550	175		$725 CK# 1138 6/10/98	$3,000	
3. ☐ Commercial - Major - (Less than 100,000 square feet Gross Building Area)	1400	N/A				
4. ☐ Commercial - Major - (100,000 square feet Gross Building Area and Greater)	Actual cost with a minimum of $2000 paid upon submission of permit app	N/A				
5. ☐ Subdivision Street	900	N/A		CK# 1139 6/10/98		
6. ☐ Temporary access road or street	200	150				
b. ☐ Improvement						
1. ☐ Residential	15	25				
2. ☐ Commercial						
Check additional description below:						
a. ☐ Install sidewalk, curb paving, stabilized shoulder, drainage, etc.	200	150				
b. ☐ Grade, seed, improve land contour, clear land of brush, etc.	100	75				
c. ☐ Resurface existing roadway or driveway	50	50				
c. ☐ Tree Work						
1. ☐ Residential	15	25				
2. ☐ Commercial (not required for pruning if utility has annual maintenance permit)	25	50				
Check additional description below:						
a. ☐ Removal or planting						
b ☐ Pruning, applying chemicals to stumps, etc.						
d. ☐ Miscellaneous Construction						
1. ☐ Beautifying ROW - (for Civic Groups only)	NC	25				
2. ☐ Temporary signs, banners, Christmas decorations	25	25				
3. ☐ Traffic control signals	500	175				
4. ☐ Warning and entrance signs	25	50				
5. ☐ Miscellaneous - Requiring substantial review	400	175				
6. ☐ Miscellaneous	25	50				
6. ☐ Encroachments caused by D.O.T. acquisition of property	25	50				
7. ☐ Compulsory permit required for work performed at the request of D.O.T.						
a. ☐ Building demolition or moving requested by D.O.T.						
1. ☐ Demolition 2 ☐ Moving	NC	25				
b. ☐ Improvement to meet Department standards	NC	25				
8. ☐ Miscellaneous	25	25				
9. ☐ Adopt a Highway	NC	N/A				

For each Highway Work Permit issued, inspections will be performed. The following must be completed for each indicating the date, inspector and hours spent on inspection. If the total inspection time exceeds 1 hour, then a DEPARTMENT STAFF NOTICE(S) IS REQUIRED.

PROPOSED WORK (BRIEF DESCRIPTION): Construction of two paved & curbed entrances and associated improvements to drainage on the south side of NYS Route 207.

ATTACHED: Plans 3 sets Specifications _____ LOCATION: State Route 207 State Highway SH 153

between Reference Marker N/A PET CEMETARY and Reference Marker West of Old Little Britain Rd. int

Town of: New Windsor County of: Orange

SEQR REQUIREMENTS: (Check appropriate box)

☐ Exempt ☐ Ministerial ☐ Type II ☑ EIS or DEIS Lead Agency T/O New Windsor Planning Board

If project is identified to be ministerial, or TYPE II, no further action is required.

If project is determined to be other than ministerial, exempt, or TYPE II, refer to M.A.P.7.12-2, Appendix A SEQR REQUIREMENTS FOR HIGHWAY WORK PERMITS.

Acceptance of the requested permit subjects the permittee to the restrictions, regulations and obligations stated on this application and on the permit.

Applicant Signature Tom Aldrichetty, P.E. ENGINEER for Date 6/24 19 98.

Second Applicant Signature _____ Date _____ 19 _____.

Approval recommended July 2 19 98. By Resident Engineer [signature] Residency No. 4

Approved _____ 19 _____. By Regional Traffic Engineer _____ Region No. 8

PERMIT IS ISSUED CONTINGENT UPON LOCAL REQUIREMENTS BEING SATISFIED.

RESULTS P.B. MEETING OF : August 13, 1998

PROJECT: Westage Dev. **P.B.#**

LEAD AGENCY:

1. **AUTHORIZE COORD LETTER**: Y___ N___
2. **TAKE LEAD AGENCY**: Y___N___

M)___S)___ VOTE: A___N___
CARRIED: YES___NO___

NEGATIVE DEC:

M) S S) LU VOTE: A 6 N 0
CARRIED: YES ✓ NO___

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y___N___

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)___S)___ VOTE: A___N___

RETURN TO WORK SHOP: YES___ NO___

APPROVAL: w/usual @ S @ LU - Vote N Y / N Y / Y

M)___S)___ VOTE: A___N___ APPROVED:_____
M)___S)___ VOTE: A___N___ APPROVED CONDITIONALLY:_____

NEED NEW PLANS: Y____ N____

DISCUSSION/APPROVAL CONDITIONS:

~~Stage curbing in front of property all concrete~~

Some sidewalks to be eliminated

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.
Licensed in NEW YORK, NEW JERSEY and PENNSYLVANIA

☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net

☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
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TWENTY YEARS OF ENGINEERING EXCELLENCE 20th Anniversary 1978 1998

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: WESTAGE DEVELOPMENT SITE PLAN (MEDICAL OFFICES)
PROJECT LOCATION: NYS ROUTE 207 AND BROWNS LANE
SECTION 3-BLOCK 1-LOT 26.8
PROJECT NUMBER: 97-32
DATE: 12 AUGUST 1998
DESCRIPTION: THE PROJECT PROPOSES THE CONSTRUCTION OF TWO (2) MEDICAL OFFICE BUILDINGS TOTALLING 24,000 SQUARE FEET ON THE 3.38 +/- ACRE PARCEL. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 OCTOBER 1997, 14 JANUARY 1998 AND 11 FEBRUARY 1998 PLANNING BOARD MEETINGS.

1. At the 11 February 1998 Planning Board meeting (at which time a Public Hearing was held), the Applicant's engineers had responded to all plan issues with regard to the application. Some outstanding items are as follows:

   a. Response from NYSDOT regarding proposed curb cuts and drainage study.

   b. Response from New York State Office of Parks, Recreation and Historic Preservation.

2. The Planning Board should review, with the Applicant, the "general revisions" which were made on this plan, since last reviewed earlier in the year. One area of change involves utilizing asphalt curbs in certain areas in lieu of concrete curbs. Although I agree with this change for the sides and rear of the complex, I believe the termination point for concrete curbs shown on this plan is inappropriate.

3. If the Board has received the input from the indicated agencies, they could discuss proceeding with a Determination of Significance under the SEQRA review process.

4. If the Board has any additional areas of concern, I will be pleased to review same, as deemed necessary by the Board.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WESTAGE4.mk

CORRESPONDENCE

WESTAGE DEVELOPMENT COMPANY SITE PLAN

Mr. David Dendi appeared before the board for this discussion.

MR. PETRO: Request of the 90 day extensions of this site plan approval. I'll read the letter into the minutes. "As representatives of the above subject, our office would like to request two consecutive 90 day extensions for site plan approval for the above subject. Please inform me as soon as possible the planning board decision on the extension request. If you have any other questions or required additional information, please contact this office. David Dendi, Project Engineer." And again, this is for Route 207.

MR. BABCOCK: Across from the ASPCA.

MR. EDSALL: They haven't had any extensions yet?

MS. MASON: No.

MR. EDSALL: This would be tagged on to the end of the 180 days from the original approval.

MR. PETRO: When did that expire?

MR. DENDI: I believe it received approval in October or November, I'm not exactly sure.

MR. LUCAS: Blacktopped curbs.

MR. EDSALL: This is the cutting edge of site development.

MR. BABCOCK: They are very close, Mr. Chairman, they are ready to submit for building permits, they just are not going to make it on time and they just want to get the extension.

MR. LANDER: Make a motion.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant 180 day extension to the Westage Development 207 site plan. Is there any further discussion from the board members? This will start at the expiration date of the original plan.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. STENT: Motion to adjourn.

MR. LANDER: Second it.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

Respectfully Submitted By:

Frances Roth
Stenographer

REGULAR ITEMS:

WESTAGE DEVELOPMENT SITE PLAN (97-32) ROUTE 207

Mr. Thomas Olley appeared before the board for this proposal.

MR. OLLEY: Good evening, 30 second recap, the application was first made for 24,000 square feet of medical office space to be built on 207 near Riley Road back in October of '97. A public hearing was held on February 11 of '97 and duly closed. At that time, we were also instructed by the town's consultant that we needed to have the drainage study that we had prepared reviewed by the New York State DOT. We did that after couple minor revisions, Bill Gordon of the DOT signed off on the plans on June 18 of 1998 and a highway work permit was issued on the 14th of July which we received just the other day or actually today, the 12th of August. I did bring a copy of the highway work permit, if you'd like it for your file. The other order of business that we needed to rap up was that under the SEQRA process, we were referred to the New York State Office of Parks, Recreation and Historic Preservation, a Stage 1-A and 1-B cultural resources study was conducted on the site by Columbia Heritage and that was submitted to OPRHB and they issued a letter stating that there would be no impact of this project on any project, any structures or properties either on or eligible in the national or state historic registers. We received that sign-off from the SHIPO officer on July 23, '98. I also have a copy of that letter with me. In the interim, we did make two minor revisions to the plans and that was we discontinued a couple pieces of sidewalk which after further evaluation were determined to be not necessary because they weren't connecting portions of the parking lot that would likely serve either of the entrances, one portion was between the two buildings on the 207 side, another portion was up around the back of the westerly building. The second change was that we have evaluated the costs of the construction of the site and we felt that it was necessary to be able to provide these buildings at a reasonable and fair rent that it wasn't going to be possible to curb the entire project in

concrete, but in lieu of that, so that we can control the drainage, also maintain a good landscape plan around the project, we're calling for a machine formed asphalt curb to be placed around the perimeter, the interior island if you will around the two buildings will remain concrete curb with concrete sidewalks behind them, so just those two minor changes I'd like to bring to the board's attention from the plans that they have seen before.

MR. PETRO: The changes in the sidewalk will change nothing as far as parking, they are just dead-ended somewhere and didn't go anywhere?

MR. OLLEY: Yes.

MR. PETRO: Had no value to the plan whatsoever?

MR. OLLEY: That's correct.

MR. PETRO: Mark, we have from DOT we had a response and says superseded by revision number 2.

(Whereupon, Mr. Lander entered the room.)

MR. PETRO: Mark, you don't have anything from DOT?

MR. EDSALL: I don't have a copy, but I don't doubt that they have responded by now.

MR. OLLEY: I have a copy of the highway work permit and I also have the original of the sign-off.

MR. PETRO: We just need a copy, we'll put it in the file so that clears that up. Gentlemen, it's the curbing, I had spoken with the owner of the project and had gone over some of the costs related to the concrete curbing, then I had spoke with Mr. Edsall, the curbing obviously which is required by DOT which will be coming off 207 will remain as the concrete curbing as required. The rest of it is not required anywhere but it was Mark's opinion at the time even though this plan does not reflect it and I had not totally agreed with him that the rear and the side would be asphalt and Ron, that would be the machine made curbing, not a hand

shoveled curb obviously.

MR. LANDER: Right.

MR. PETRO: That the front would also remain concrete. The owner of the property and Mr. Olley had expressed they would not want to do that they did want to conform with the rest office site and have the asphalt curbing in between wherever the concrete curbing was required. Let me ask you this, Mark, not that we disagree, I just want to get a better feel for it. The plan, the curbing on the 207 side which is what we're talking about, what if there were to be no curbing there at all, in other words, the curbing is not directing drainage, is that correct, so if someone said--

MR. EDSALL: It is because there's an internal drainage system and the curbing is what directs the storm water to the drainage.

MR. PETRO: On the 207 side?

MR. EDSALL: Interior to the parking lot.

MR. PETRO: On the road is what I'm talking about?

MR. EDSALL: There's no curbing on the roadway, although there may be sometime in the future when DOT installs it.

MR. PETRO: The parking lot itself.

MR. EDSALL: The parking lot includes an internal drainage system and the curbing will be what directs the storm water to the catch basins.

MR. PETRO: Is that true of the entire perimeter of curbing?

MR. EDSALL: Well, it's true for all areas where you have a parking lot with curbing.

MR. LANDER: Mr. Chairman, let me just, I know I just arrived but I think if you are going to have concrete curb come in these radiuses here and wrap around just

to be continuous all across the front of the place should be concrete curb. I don't do that myself, but I think it would look, and so that it's continuous all the way across this building. If you want asphalt curbing in the back, that is one thing, but I think they should stick with the concrete curb, in my opinion, it would look better.

MR. ARGENIO: I agree with you, Mr. Lander.

MR. PETRO: Seems that most of the members are going to agree with that and in the anticipation of that, I believe Mr. Olley had drawn up another plan as to my request or willing to change the front to the concrete curbing and have it remain.

MR. PETRILLO: Is that for discussion?

MR. PETRO: Would you like to plead the case to the board? I think all the members are looking to have the concrete, this is Mr. Petrillo, who is the owner of the site.

MR. PETRILLO: Good evening, yes, I'd like to plead, if I may. We agree needless to say we're developers, we have put in many miles of concrete curb, it does wear better but it does not serve any better purpose than a maintained asphalt curb. An asphalt curb will do everything that a concrete curb can so long as it's maintained and kept in repair. Now, we're building two new buildings and the success of these buildings is totally associated with the rental of the space within the buildings. Without rentals, we can build a Taj Mahal and go broke just as fast as we bring in a manufactured product. This is purely a case of economics, gentlemen. We have to put sprinklers in this building, which we don't have to do with a similar structure elsewhere, there is fire proofing involved, the DOT has asked us to put in 260 feet of off-site 30 inch pipe. Right now, conditions in the building business are a little different than they were even two years ago, contractors are busy, prices have escalated and this is pure economics, we have to produce a rental that will rent the space and if we don't, we just don't have a project and all we're asking for is elimination

of some unnecessary sidewalks and the substitution of asphalt curb for concrete curb, that is not a lot to ask for in an environment that I just relayed to you.

MR. PETRO: I don't think anyone's disputing the sidewalks that didn't go anywhere. Mark, I don't see a comment, so I don't think that is problem.

MR. PETRILLO: Rile sidewalks are minimum, Mr. Chairman, the variation in price between concrete curb and asphalt curb is dramatic and it does make a difference.

MR. PETRO: Well, I've heard from two of the members and the engineer for the planning board, I haven't heard from two other members what they feel about the asphalt.

MR. LUCAS: I don't know that much about asphalt curbing, if you maintain it, does it mean that it does--

MR. PETRO: If a plow hits it, it can dig it up and knock it over.

MR. PETRILLO: It definitely needs more maintenance but a property owner on a new facility, I mean we have to honor our tenants' request or we don't have tenants. Our tenants mandate once they occupy the building a lot more than the town will. The tenants are in your hip pocket, the town is on to other things, unless the property turns into a disaster. So, management has to satisfy the tenants and we own this building, we're not building this building for someone else.

MR. STENT: What was that, sorry, I didn't get the response, Mark, on the drainage, okay, whether it's asphalt or concrete, is that going to make any difference?

MR. EDSALL: I can appreciate the use of the word maintained asphalt, but I have never seen an asphalt curb that has the longevity of a concrete curb and I see that as a problem if you except asphalt in a professional building, it makes it difficult for all

the other people required to put in concrete and you're lessening your standard in the back. You have many times accepted oil and chip in rear access parking areas and accepted lower standards for areas that don't have the wear and tear but for the front parking lot, you should hold the standard you have applied for years.

MR. ARGENIO: How many feet is it along the frontage on 207? I saw you attempting to calculate it with your hand.

MR. OLLEY: About 600 feet.

MR. ARGENIO: And the difference between asphalt and concrete curb is?

MR. OLLEY: Ten to twelve dollars a foot.

MR. ARGENIO: So we're talking about a $6,000 bill it's going to cost this project to be not viable?

MR. PETRILLO: It's an accumulation of $6,000 bills, when I tell you that the economics, Mr. Argenio, are very, very tight on this project, and you have to accept otherwise we can't do business that we're credible, we know what we're talking about, we have a track record that proves it and we're not in here trying to steel $5,000 from a project. We're in here trying to make a project viable and economically feasible so it can be built.

MR. LANDER: Question, where are the sidewalks that you are going to eliminate or where are they?

MR. OLLEY: There's one that went around the southwest corner of this building and then there was one in this area. This one really these five parking spaces are located immediately south of the west building, are going to serve that center portion of the building and really will not serve the west end of the west building. So that was really considered to be an extra piece of sidewalk that wasn't necessary and then there was just a small piece connecting the parking on or connecting between the east and the west building on

the 207 side of the buildings.

MR. LANDER: Were you planning on putting concrete curb in the rear of this building?

MR. OLLEY: Wherever there is, yes, on the original plan it had all concrete.

MR. PETRO: So we had two areas that we had suggested one was the all blacktopping other than required by DOT and/or concrete in the front which would be the 207 side and as Mark suggested the rear and the east side having the formed blacktop.

MR. PETRILLO: Can I make another point? I understand Mr. Lander's in the paving business?

MR. LANDER: Yes.

MR. PETRILLO: Maybe I can ask Mr. Lander a question when you install an asphalt curb and you properly back the curb, the strength is not in the curb, the strength is in how you back the curb. You must, if you leave a freestanding asphalt curb, I think that would be a little virtually obnoxious of me to come before you and try to talk about a curb made of asphalt that stands alone. It's going to, first car that hits it and first snowplow that touches it, it's gone, but when you back it properly, an asphalt curb, it has a lot more structural strength than some of the broken curbs that you have seen.

MR. LANDER: You're absolutely right, if done properly, Mr. Chairman, the asphalt curb will stay for many years as long as it's backed, it's keyed into the pavement, it will stay. The only thing I'm suggesting in the front is just so DOT is going to, these curb cuts are going to make you put concrete curb in, I'd like to see the concrete curb continuous all the way across the front because I have seen it where DOT specifies for their entrance so many feet of curb and then there's a space in between, memory serves me, there's one on Temple Hill Road and then there is 30 feet of no curb, if it was continuous all the way across, it would look nice, the drainage would work, now it tries to get

behind the curb, I'm not saying that the asphalt curb would not work in the front. I'm just saying that I would rather see the concrete curb, I do both so but the asphalt curb will stand up to the rigors of snow plowing and you do have to maintain it more than concrete.

MR. PETRILLO: Thank you.

MR. PETRO: Mark, any further comment? You have made yourself clear.

MR. EDSALL: What you should understand is that you work off a standard, the code is a standard and you're general requirements are a standard. I need to understand for future applicants if this is going to be the new requirement, because it is going to lessen your standard and there is 12 applicants every two weeks who come through the workshop, and I'm sure that 11 of the 12 will look to take advantage of the lessening of the standard.

MR. PETRO: Okay. Jerry?

MR. ARGENIO: I'm very sensitive to Mr. Petrillo's statement that he just made about the developer, I have done some small developing myself but up here we have to, this is a high visibility corridor and our job is to look out for the interest of the people in Town of New Windsor, while I think that it is not unreasonable to relax the back of the building with the curb, I do agree with Mr. Lander that I think that the run adjacent to 207 should remain concrete.

MR. STENT: Based on what Mr. Lander just said, I have no problem with the asphalt at this point.

MR. LUCAS: It says you're going to end the concrete curb where the entrances are and pick up the asphalt?

MR. OLLEY: Yes.

MR. LUCAS: Are you counting the 600 feet in that equation?

MR. OLLEY: Yes, it's about 500 feet along the face and then something on the order of about a hundred feet around these three islands back to where the concrete curb begins.

MR. LUCAS: I kind of agree with Ronny, I mean, you know, conform with the rest of the community.

MR. PETRO: All right so?

MR. STENT: We have a lot of frontage right now in the Town of New Windsor with commercial buildings that has no curb at all. We're talking about lowering standards, what about what we have existing?

MR. ARGENIO: Talking about a lot of square footage of pavement with a sheet flow that needs to be controlled, I would imagine so.

MR. LUCAS: Is that why it's there?

MR. OLLEY: Yes, curbing is there for that purpose. Incidentally, this would be the, I think the only piece of property between Stewart entrance and the Thruway overpass that would be completely curbed on 207.

MR. PETRO: Mike, do you have an opinion being the building inspector? I asked everybody else.

MR. LANDER: I'm trying to think what was the most recent parcel to be developed on that stretch there, I think Casey Mans was the last one.

MR. LUCAS: Wasn't that state curbing?

MR. LANDER: State put that in.

MR. EDSALL: Not as part of the site plan, the site plan work included curbing.

MR. LANDER: There is not another piece of property that is developed since I have been here, 1987, on that stretch that hasn't been, no.

MR. PETRO: I'm at a loss here cause it seems like it's

50-50 both ways, I don't know, I could tell you one thing for sure that no matter what we do on this particular application, Mark, this is not going to set a precedent as to anyone because our standards are going to be what they are for any new application other than that one we're only look at this one night and each case is an individual so we're not setting any precedence for anybody, we're looking at this application.

MR. STENT: We do have properties, Ron, that we have done where they have put no curbing, just the parking offset there.

MR. PETRO: What I want to do, just finish up some other things on the site plan we're going to come back to that and I'm going to propose it both ways and whatever the board carries, this is supposed to be a 5 minute item, we're a half hour. We have highway approval on 8/11/98, water approval 8/11/98, there's no indication of any water service. Please advise water department of water service, so I know you're going to need to, they approved it, but they want to be notified what you're going to need. I checked on the one across the street, there's 80 pounds pressure in the new line across the street. There is 45 pounds pressure on the one that is on Old Little Britain Road and it may go up if they remain, it's going to go up if they attach it into the Stewart Airport, I'm telling you that because of the fire.

MR. OLLEY: We appreciate that.

MR. BABCOCK: Jim, they show a six inch tap off Browns Road.

MR. PETRO: They might have to change that, we're talking about for the fire sprinkler system?

MR. BABCOCK: Right.

MR. EDSALL: The water line on 207 or the Water District 11 line does not go out onto 207, it runs out Browns Road and goes back on 207, so the main isn't in front of the site.

MR. OLLEY: It's behind the site.

MR. PETRO: There is another line in front of the site on the other side of the street.

MR. EDSALL: That is being extended up the other side.

MR. PETRO: You'd have to burrow or put pumps in.

MR. EDSALL: You've got the new line that is, that we're showing the tap which is more than adequate.

MR. PETRO: Okay, I'll tell you what, I don't care how you do it, just show the water department so they are happy.

MR. OLLEY: We'll do it.

MR. PETRO: As long as you make Mark and the water department happy, I don't care if it rains and you get it with barrels.

MR. STENT: Declare negative dec.

MR. LUCAS: Second it.

MR. PETRO: Motion's made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Westage Development site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: And we have fire approval on 8/10/98, fire approval.

MR. STENT: Motion we approve Westage Development site

plan with asphalt backed curbing on 207, that the plans be corrected subject to Mark's review.

MR. LANDER: Mr. Chairman, you're calling for a vote on the site plan with asphalt curb and make another one with concrete curb?

MR. PETRO: If we don't get a second and/or it doesn't carry.

MR. LUCAS: He just made it for asphalt?

MR. PETRO: Made a motion to approve this plan as it sits before us, which is showing asphalt curbing on the entire perimeter of the site plan.

MR. LUCAS: I'll second it.

MR. PETRO: Barring the DOT required would be concrete, obviously.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board accept the plan for the Westage Development site plan on Route 207 as stated. Is there any further discussion for the board members?

ROLL CALL

MR. ARGENIO	NO
MR. STENT	AYE
MR. LANDER	NO
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: I would remind anyone in the audience and whoever reads the minutes that I have just set no precedence and we look at every single site plan on its own merits.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/12/98 PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 97-32
NAME: WESTAGE DEVELOPMENT 207 MEDICAL OFFICES
APPLICANT: WESTAGE DEVELOPMENT 207 LLC

	DATE-SENT	AGENCY----------	DATE-RECD	RESPONSE----------
REV2	08/07/98	MUNICIPAL HIGHWAY	08/11/98	APPROVED ✔
REV2	08/07/98	MUNICIPAL WATER	08/11/98	APPROVED ✔
		. THERE IS NO INDICATION OF ANY WATER SERVICE - PLEASE ADVISE		
		. WATER DEPT. OF WATER SERVICE		
REV2	08/07/98	MUNICIPAL SEWER	/ /	
REV2	08/07/98	MUNICIPAL FIRE	08/10/98	APPROVED ✔
REV1	02/10/98	NYSDOT	08/07/98	SUPERSEDED BY REV2 ✔
REV1	01/09/98	MUNICIPAL HIGHWAY	01/09/98	APPROVED
REV1	01/09/98	MUNICIPAL WATER	01/12/98	APPROVED
		. PLEASE NOTIFY WATER DEPT. ABOUT WATER SERVICE		
REV1	01/09/98	MUNICIPAL SEWER	01/13/98	APPROVED
REV1	01/09/98	MUNICIPAL FIRE	01/12/98	APPROVED
ORIG	10/03/97	MUNICIPAL HIGHWAY	10/06/97	APPROVED
ORIG	10/03/97	MUNICIPAL WATER	10/07/97	APPROVED
ORIG	10/03/97	MUNICIPAL SEWER	01/09/98	SUPERSEDED BY REV1
ORIG	10/03/97	MUNICIPAL FIRE	10/08/97	APPROVED

Public Hearing

RESULTS OF P.B. MEETING

DATE: *February 11, 1998*

PROJECT NAME: *[illegible]* PROJECT NUMBER *97-3?*

* *

LEAD AGENCY: * NEGATIVE DEC:

M)__ S)__ VOTE:A______ N________ * M)__ S)__ VOTE:A______ N________

CARRIED: YES__________ NO________ * CARRIED: YES:______ NO______

* *

PUBLIC HEARING: M)__ S)__ VOTE:A________ N________

WAIVED: YES______ NO__________

SEND TO OR. CO. PLANNING: M)__ S)__ VOTE:A____ N_____ YES___ NO_____

SEND TO DEPT. OF TRANSPORT: M)__ S)__ VOTE:A____ N_____ YES___ NO____

DISAPP: REFER TO Z.B.A.: M)__ S)__ VOTE:A_____ N_____ YES____ NO____

RETURN TO WORK SHOP: YES________ NO________

APPROVAL:

M)__ S)__ VOTE:A______ N________ APPROVED:____________

M)__ S)__ VOTE:A______ N________ APPR. CONDITIONALLY:______________

NEED NEW PLANS: YES________ NO________

DISCUSSION/APPROVAL CONDITIONS:

No Public Comment - Public Hearing Closed

Schedule for meeting once responses are received for L.A.

MHE PC
McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME:	WESTAGE DEVELOPMENT SITE PLAN (MEDICAL OFFICES)
PROJECT LOCATION:	NYS ROUTE 207 AND BROWNS LANE SECTION 3-BLOCK 1-LOT 26.8
PROJECT NUMBER:	97-32
DATE:	11 FEBRUARY 1998
DESCRIPTION:	THE PROJECT PROPOSES THE CONSTRUCTION OF TWO (2) MEDICAL OFFICE BUILDINGS TOTALLING 24,000 SQUARE FEET ON THE 3.38 +/- ACRE PARCEL. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 OCTOBER 1997 AND 14 JANUARY 1998 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The Applicant has modified the plans to respond to my most recent review comments.

   It is recommended that the Planning Board receive comments from the public at this hearing and identify any additional areas of concern.

2. The Planning Board has already assumed the position of Lead Agency under the SEQRA review process, but has not yet received all comments from involved and interested agencies. The drainage study has been forwarded to the NYSDOT, and same was also reviewed by our office (we are awaiting a resubmittal). As well, we are awaiting comment from the NYSDOT with regard to the potential traffic impacts.

   Once all the responses have been received and reviews completed, the Board can consider action on Part II of the Full EAF and make a determination of significance under SEQRA.

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In addition to the above, the Applicant should provide the additional information requested in the letter from the New York State Office of Parks, Recreation and Historic Preservation relative to the project. The Applicant should provide a response to NYSOPRHP and copy the Town on the response/information.

3. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WESTAGE3.mk

PUBLIC HEARINGS:

WESTAGE DEVELOPMENT SITE PLAN (97-32 ROUTE 207

Mr. Olley appeared before the board for this proposal.

MR. PETRO: We'll review this first as a board and open it up to the public at such time.

MR. OLLEY: The applicant in this case would like to develop approximately 3.3 acre piece of property, 3.4 acre piece of property located on the south side of Route 207 and Old Little Britain Road in this, near the intersection of Riley Road. The plan is to develop two 12,000 square foot medical office buildings. They would be single story structures for a total of 24,000 square feet. They'll be a frame construction, hip roof, with dormers and other architectural details to keep the appearance in a smaller more residential type of look. The board has been provided with color brochures at the last meeting and depict what the architectural style will be. The buildings will be sided with an architectural grade vinyl siding. Water and sewer will be provided to the site by connections to the towns systems, the storm drainage that is generated on the site will be collected is a series of catch basins, with discharge through a replacement culvert along the south side of Route 207 to discharge to Silver Stream. There is also a 24 inch culvert that enters, that discharges water onto the property site from about seven acres or so south of the site. That discharge will be picked up within the internal storm drainage system and be discharged in the same location as I described above. There's one other smaller culvert that will remain untouched, it's a 12 inch culvert near the intersection of Riley Road. The site will be re-graded by excavating the westerly portion of the site and moving it to the lower lying easterly portion. The grades throughout the parking lot will be in the range of 1 to 3 percent, the total number of parking spaces provided on the site plan is 154, the required number of parking spaces is 144, included in that total is 8 handicapped parking spaces which is well in excess of the New York State and ADA Code requirements for that. All the buildings will be

handicapped accessible, site lighting will be provided generally around the perimeter relatively low 20 foot highlight poles, just providing adequate lighting for of course security reasons because of the nature of the offices, it's not anticipated that they'd be used late night but we're certainly not restricting that the site will be landscaped around the perimeter and also around the foundations of the buildings and the existing natural standard of trees on the Old Little Britain Road side of the property will be preserved to the greatest extent possible. It will only be those trees will only been removed to allow construction of the water and sewer services and small amount of grading will have to be done.

MR. PETRO: Any questions from any of the board members?

MR. LANDER: Where is all your HVAC, are they going to be on top of the buildings only?

MR. OLLEY: Yes.

MR. LANDER: Are they going to be flat roofs?

BY THE APPLICANT: Can't. As you can see from the elevation, they are pitched roofs but behind the peak of the pitch there would be, how to describe the, a lower section which would be invisible from the roadways and any--

MR. LANDER: How about from the houses, the residents that are on Little Britain Road?

BY THE APPLICANT: They should be invisible from there considering that there's a little height difference but the building elevation to the peak of the roof is going to be about 25 feet high, I believe, so they shouldn't be able to see.

MR. LANDER: Building's going to be two foot lower than the existing road that is here now Little Britain Road?

BY THE APPLICANT: Right.

MR. LANDER: Do you anticipate using any screening on the back? I see a little bit up on the one end.

MR. OLLEY: Where the internal circulation driveway gets fairly close to Old Little Britain Road, what we tried to do is provide additional screening on the building side of that access to break up the viewshed. We could try to put too many trees along that narrow strip, but I think what the residential style of construction and that one thing I failed to mention for the record again is that each of the phases of the building will appear as the front, it will not be a distinguished back to the building so that combined with the landscaping, I think will have a very pleasing visual appeal there.

MR. LANDER: Are you going to need any type of retaining wall down at this end besides your curb?

MR. OLLEY: No, in one of the past review comments by your engineer, he brought to our attention a couple areas where the grading may have exceeded what's recommended and we were able to go back and adjust the grading so that we're one on three slopes for the most part as a maximum.

MR. LANDER: There's only one part that will reach out to the road, Little Britain Road?

MR. OLLEY: That's right and that piece of the internal circulation road and the light pole will be down a little bit lower so the topography will help cut that off, so I don't even think we'll have any lights going into the road at that point.

MR. LANDER: How did you make out with the state DOT?

MR. OLLEY: Well, we have the letter from, I'm sorry--

MR. LANDER: Mr. Green.

MR. OLLEY: No, this is Mr. Elgie. I spoke with Mr. Elgie today regarding the drainage and I guess he had just received the drainage package and he was not aware that we had a meeting tonight but it's consistent with

everything that we have submitted in the past. I have not received a copy of any correspondence from them. I don't know if Mark has.

MR. EDSALL: I did not yet.

MR. PETRO: Okay, what I'd like to do this is a public hearing, I'd like to open it up to the public at this time. On January 26, 1998 15 addressed envelopes containing attached notice of public hearing did go out. Deborah Green, notary public. So if there's anyone here who would like to speak on behalf of this application, would you please raise your hand, be recognized by myself and come forward with your concerns? Is there anyone here that would like to speak on behalf of this application? All right, the chair seeing no one is here, I will take a motion to close the public hearing.

MR. LANDER: So moved.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing on the Westage site plan on Route 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I'd like to open it back up to the board members for any further concerns. We looked at this two times prior, I think in October and January, this is the third time which is a public hearing. Obviously, we have to schedule it for one more meeting because we haven't heard back from DOT. I see by Mark's comments that you have basically met and touched upon all of our concerns and all the engineering standpoints have been addressed.

MR. EDSALL: One question maybe we can ask, Mr. Chairman, I don't know if they received a copy of the letter that New York State Office of Parks, Recreation and Historic Preservation as part of the SEQRA review. Did you get that?

MR. OLLEY: You gave that to me at the last meeting.

MR. EDSALL: Have you been able to respond?

MR. OLLEY: Yes. We took some photographs and while I don't have a copy of the letter we sent it back to them, what they have asked for is just some additional information because obviously, this is an area rich in history and the circles and squares maps that they look at are just filled in this area, so the site has been substantially disturbed over the past years, we took photographs of both the site and the surrounding area and we haven't gotten any correspondence back but I do not anticipate that we will either.

MR. PETRO: We need to wait 30 days, Mark, or do you need a response?

MR. EDSALL: Well, I believe as far as the 30 days goes that deals with the lead agency coordination which is over and done with and you're the lead agency now but I believe before you reach a decision on SEQRA, it would be beneficial to have DOT and Parks and Recreation back with a response and I would hope that they are going to get it back to us within the next couple weeks. If not, we'll ask.

MR. PETRO: All right, I think we have gone as far as we can go tonight, I guess we'll schedule you for the next meeting as long as we have some response.

MR. OLLEY: I believe the board received a memo from Mark's office dated 20 of January, I received that today just had some questions regarding the drainage, the drainage report and I just prepared a letter this afternoon that I'd just like to submit it, just addresses those comments. I spoke to Pat Hines of Mark's office today and if I can just take a moment

just for the record, one of the first questions that was raised was regarding some, the fact that Silver Stream is a tributary through a diversion gate to Washington Lake and there was some concern over erosion control measures and at the time that Mr. Hines wrote the letter, he did not have the plans in front of him that were submitted, I believe on the 23rd that included the erosion control so I think that is now a moot point. There was also some question just on some backup to clarify some tables which we have included here within the report and just to just go over this is the third point just something that the board and we have gone over in the past is that we're abandoning the use of that 2 by 2 box culvert that discharges to the north and we're taking any on-site drainage that may go to that and in a replacement culvert to the east. The one question that Pat did raise was that of jurisdictional wetlands, federal jurisdictional wetlands on the site and I guess there was an appeal of the assessment on this property by the owner at some point in the past and there was a claim that the property was filled with federal wetlands. We did a delineation last summer and we found that there were approximately one quarter acre that may be considered federal wetlands. We consulted Brian Orzel (phonetic) of the Army Corps of Engineers and because there are two pockets each about a tenth of an acre, he said that the only thing that we need do is submit a post construction report to him after this is done. There's no need for any review. So I just want to clear the record, the property owner was contending that there were extensive wetlands out there, try to lower the assessment and we found not to be factual and then there was also some concern about our claim or our position that there was no impact on the Silver Stream and I just provided some backup on the watershed size and the length of time and some of the hydraulic elements in that watershed that as I said, I went over them today with Pat and he was comfortable with each of those things so I just wanted to submit that for the record.

MR. PETRO: Okay.

MR. ARGENIO: Mr. Chairman, I have one question, this

is the first I have seen the stabilized construction entrance on these plans, which end of the site does it go on?

MR. OLLEY: It will be whichever site, whichever end we start the construction on, we just, it may even be on both depending upon the sequencing of construction.

MR. ARGENIO: Is the site a disposal site or is it balanced?

MR. OLLEY: It is balanced within a few hundred yards between some spoilage and some berms, we'll certainly lose whatever excess we might have.

MR. PETRO: Okay.

MR. OLLEY: Thank you very much.

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February 11, 1998

Mr. James Petro, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Re: Westage Development 207, LLC
Job # 79710.00

Dear Mr. Petro:

We are in receipt this day of the review letter prepared by McGoey, Hauser & Edsall, PC (MHE) dated January 20, 1998. We have prepared the following responses to memorialize issues we believe have been either previously discussed with the board or discussed with MHE today. We will respond in the same order as the MHE letter.

1. Shorly after MHE prepared its review letter revised plans were submitted to the Board that addressed the comments of MHE's January 14, 1998 review. The revised plans include an erosion control plan sheet. Mr. Hines did not have these plans at the time of his review. We believe the revised plans fully address this comment.

2. Table 1A and 1B provide a summary of the data contained in the Appendix. Pages 2.01 and 2.03 in both the Pre and Post Development computer models include the Time of concentration data used for the models. The two subwatersheds have staggered times of concentration which prevents a direct addition of the peak flows. Subwatershed 1 peak flow occurs at 12.3 hours at a flow of 7.28 CFS. The corresponding flow from subwatershed 2 at 12.3 hours is 15.21 CFS. Subwatershed 2 peak flow occurs at 12.4 hours. The flows from area 1 & 2 at that time are 7.08 and 16.08 CFS, respectively. This stagger is even greater for the Post Development condition.

3. The only drainage structure discharging from the site after development will be the propsed 30 inch culvertr to the east. Runoff from the site that

presently may flow to the box culvert under Route 207 will be intercepted and discharged to the east in the 30 inch culvert. The box culvert will not convey any site drainage after development.

On several occasion observations were made during rainfall event. At no time was water ever observed to be standing in the catchbasin at the entrance to the box culvert. While we have been unable to determine where and under what conditions the culvert discharges, there does not appear to be a significant advers affect on the flow. However, the proposed design will allow storm water that surcharges or misses this catchbasin to flow easterly to the new 30 inch culvert. The capacity of the culvert is in excess of 25 CFS flowing full and approximately 45 CFS with a surcharge just below the rim elevation. No hazardous ponding would occur.

4. The Chazen Companies previously evaluated the site with respect to federal jurisdictional areas. Two small pockets appear to meet the soil, hydrology and vegetation criteria as federal wetlands. These two areas were delineated and surveyed each totaled less than 0.12 acres. We Consulted with Mr. Brian Orzel of the US Army Corps of Engineers and were instructed to file a Post Construction Report to him because the total area was less than one quarter acre. The statment that extensive federal jurisdictional wetlands areas have been identified on the project site was made during an appeal of the property assessment and was not supported by a jurisdictional determination. The TCC delineation was done in accordance with federal procedures.

5. The Silver Stream watershed tributary to the project is approximately 3000 acres. It extends from a point south of Brown's Pond, approximately 2 miles south of the project to a point within Stewart Airport some 1.5 miles to the north. The Time of concentration at the study point must be measured from points on the airport and through Brown's Pond. We believe that the relatively small study area, 3.3 acres onsite and 7 acres offsite, does not warrant further calculations for the Silver Stream. The presence of the 2+ mile watercourse, Browns Pond and detention basin's at the airport will create a significantly later peak than what this small subwatershed area will experience. In fact, the storm runoff rate will subside faster in the post development rate than before.

I hope that this satisfactorily answers all questions related to this project. If you have questions or comments please direct them to mee at 457-1521. Thank you for your consideration of this matter.

Very truly yours,

Thomas B. Olley, P.E.
Director

cc: Mr. Ted Petrillo
Mr Mark Edsall, P.E.

WESTAGE DEVELOPMENT CORP. SITE PLAN (97-32) RT. 207

Mr. Thomas B. Olley, P.E. appeared before the board for this proposal.

MR. PETRO: Also with us, why don't you introduce the gentlemen for the stenographer.

MR. PETRILLO: Ted Petrillo, President of Westage Development Corporation.

MR. MARRINAN: Kevin Marrinan.

MR. PETRO: What is your function?

MR. MARRINAN: We're partners.

MR. OLLEY: Last time we were in, we had what we believe was a pretty well developed preliminary plan for you for 24,000 square feet of medical office buildings, erected two office buildings along New York State Route 207, I guess best way to describe it is opposite Moores Hill Road in that crescent shaped piece of property next to Mt. Airy Trailer Court. The plan for the most part hasn't changed since you last saw it. Probably the couple issues that we were sent away to work on is some of the landscaping and other site details and storm water, present a storm water drainage report. We have also talked with the DOT locally with Bill Elgie on the locations of the entrances. He referred the plan up to Glen Bouche (phonetic) at the regional headquarters who sent the plan back to us with only two very, very minor revisions, one was to connect the curbing with the existing curbing at the east end of the property and the second create a berm at the westerly end of the property to eliminate or deter the cut through from old Little Britain Road out to 207. The drainage report has been prepared and submitted to the engineer.

MR. PETRO: No word back or DOT, no, we have nothing back, right?

MR. OLLEY: Well, all I can do is give you the red line that Glen had sent back to us. When I spoke with Mark

last week, he was going to be referring the SEQRA over to and site plan or the drainage over to Bill, I can give Bill a call.

MR. PETRO: Bill Elgie of DOT?

MR. OLLEY: Bill Elgie, right, but the entrances are in the exact location as he had initially reviewed them and I believe there will not be any problem there. One of the big issues was what to do with the drainage on the site, as Chairman Petro had pointed out that there's a box culvert that goes under 207 that has no outlet. We investigated that further and I have walked that property and couldn't find any outlet. So we spoke to the DOT design unit to find out exactly what was going on with the improvements that are planned for Route 207 and found out that that project is really about a year 2000 project, maybe even 2001 and that would involve the widening of 207 from the present two lanes up to three lanes. The drainage improvements, they'll have a center left turn lane but they'll not start the design of that project until late 1998 or spring of 1999 so we're left on our own to solve the drainage problem. There's an existing 18 inch storm drain that runs down under the shoulder to the east of the Silver Stream and our proposal, and I have discussed this with Bill Elgie, and he's in agreement, that is it's probably the best way to go is to replace that with a 30 inch culvert right in place and what that will do is a allow us to pipe the storm drainage as has been suggested through the site and right onto the Silver Stream.

MR. PETRO: That was suggested by me, is that correct?

MR. OLLEY: Yes, it was.

MR. PETRO: I'm not looking for credit for it, just want to inform the board members that it didn't come from somebody in a cigar store.

MR. OLLEY: What we're proposing for the other utilities on the site is to connect into the water and drainage in old Little Britain Road and we have kept the parking back as close to the building and kept the

buildings as close to 207 as possible and what we'll do is we'll retain as much of the existing vegetation along Old Little Britain Road to provide some screening, we'll add plantings where the site narrows down. We have screening called out in several different places, if it is along the road, then it's down towards the building to break up the visual, the viewsheds from the various properties. And one thing that was pointed out at the last planning board meeting was that each one of the phases of the building is really going to look like the front of the building. There will be entrances from front and side and in some cases or front and back and some cases from the sides so each of the building phases will really be a front. You can see from the brochure that Mr. Petrillo had handed out that there will be an attractive building with one story, it will be gabled roof, it will have some architectural treatments to break up the roof lines and we have provided all the necessary details and we're at the point now where we'd like to see if there are any last things that the board would like us to address and then see if you want to schedule, if you feel it's necessary to have a public hearing and we'd ask that that be scheduled.

MR. PETRO: First the plan was originally going to be phased, I talked with Mr. Petrillo, I think yourself, had told us that it was going to be phased, what's your intention at this point, this plan is not depicting that?

MR. OLLEY: We'll build the entire project at one time, we'll pull separate building permits for the buildings but we'll develop the site, we'll do the improvements in a single phase.

MR. PETRO: That makes it easier here, not that it couldn't have been worked out, just makes it a little easier at the planning board level. Mark, you don't see any problem with that?

MR. EDSALL: No, not at all, that's fine.

MR. LUCAS: Both buildings are identical, they'll both look like their--

MR. OLLEY: Yes, there are some slight differences in the setbacks of the building, but they'll be the same still.

MR. PETRO: The 24 inch drain in the rear of the property that goes underneath Little Britain Road that does get a heavy heavy flow, I just want to warn you of that, I know you're running 24 inch through the property.

MR. OLLEY: Yes, in fact, the 24 inch that crosses is a CMP and we're going to a smooth flow pipe so we'll pick up some capacity there as well.

MR. PETRO: Once it hits the 30 down in the right-of-way and that 30 goes right down to the stream.

MR. OLLEY: That's correct.

MR. PETRO: Also for the minutes, I want to note that I own the property exactly due north of this site but I have no involvement in this application whatsoever, okay. Gentlemen, what else, landscaping and the buffer zone touched on it briefly, do you want to go into depth a little bit more?

MR. OLLEY: There's a pretty good stand of hardwoods from Moores Hill Road up to about where that culvert that Mr. Petro just described with the exception of cutting through for the water and sewer lines, our plan is to save as much of that as possible. We have indicating on the landscaping plan that the existing vegetation is to remain. As you move to the west of the site, the natural vegetation is quite sparse, in fact when you get up to the very west end, it's wide open and what we want to do is to plant some arbor vitae and some blue spruce along the property line, both of those are species that will grow up fairly tall and fairly rapidly to help screen the buildings from the adjoining properties. I think visually the buildings are very attractive and they fit well with the residential uses in the back. It's a complimentary building style, so I don't think that we're going to have the visual problems that you might have if this

were more like the Exurban Realty Plaza or something like that.

MR. PETRO: Mr. Olley, there will be a couple housekeeping things I guess you can go over with Mark on your, such as the detail for the sidewalks is four foot, lot of your sidewalks are shown as five foot, we recommend a minimum of a five foot, usually Ron likes to see a six foot sidewalk with the overhang of a vehicle.

MR. OLLEY: All right, yeah, we have--okay, Ron, what do you feel about that?

MR. LANDER: The overhang of the car using the sidewalk and the curb only have four or a feet, the car would overhang that sidewalk about 30 inches and we need 30 inches for the handicapped to get through there, so it has to be a minimum of five, six, works out better for the handicapped person to get through there.

MR. PETRO: That extra foot is that going to be a difficult?

MR. LANDER: Does that create a problem on your parking layout, your aisle width?

MR. OLLEY: Well, the aisle width it may.

MR. LANDER: Cause your spaces now are what, I didn't even look at the detail.

MR. OLLEY: 10 by 19.

MR. PETRO: They can be 9 by 19, they have been reduced.

MR. EDSALL: 9 by 20.

MR. PETRO: I'm sorry, 9 by 20, no, he's right, 9 by 19.

MR. EDSALL: Yes, with a 25 foot aisle. Changed so many times.

MR. EDSALL: The parking stall that you show on the plan is the old one, you haven't taken on detail advantage of the new law.

MR. PETRO: Let's do this, Mr. Olley, if you can get the si foot sidewalk in without creating a problem, especially in the front area there, see that, in other words, if everything works with the six foot sidewalk we'd prefer that along the front of the building.

MR. LANDER: If they have 20 foot spaces, they already have the width.

MR. PETRO: You can work that out, we don't need to do that now. Mark, DOT?

MR. PETRILLO: We can steal a foot on the 207 side.

MR. PETRO: You have two extra feet. Plan should include soil erosion and sediment control and details.

MR. LANDER: What's going to be the difference in elevation on the rear part here in relation to Little Britain Road, can you just tell me that? I know we're going to have all this vegetation down in the, I guess it would be the south end of this cause we do have some residences.

MR. OLLEY: At the closest spot, it's about 8 feet difference in elevation, from Old Little Britain Road to the first floor, you have nine or eight foot ceilings, ten foot.

MR. PETRILLO: Probably 9.

MR. OLLEY: So the soffit line is going to be just about at the same grade as the road level and it will actually be terraced out the internal roadway is about half the distance vertically down to the first floor and then as you come down this way, about opposite the easterly end of this first building, it's about at the same grade and this building sits at the same grade or just slightly above.

MR. PETRO: And the parking is all within the 5

percent?

MR. OLLEY: Yes.

MR. LUCAS: What are the average hours of operation?

MR. OLLEY: It will be medical offices, some of the doctors are staying open a little bit later in the evenings, but probably by 6 or 6:30.

MR. PETRILLO: It's hard to tell.

MR. OLLEY: All depends on what the, what's the normal hours of the practice, but you're not going to have late night use. You do have Saturday use, it's going to be very limited.

MR. PETRO: For the minutes, we have highway approval on 1/9/98, obviously, that is town highway approval and we have water approval, please notify water department about water service, fire approval on 1/12/98 and that is that.

MR. LUCAS: What are we looking to do tonight?

MR. PETRO: I think the board is going to authorize you to do a coordination letter. Can you do that please?

MR. EDSALL: That already went out, that was finished up and I believe in my comments, I indicate that we had sent it out and we have only heard from New York State Office of Parks, Recreation and Historic Preservation, everyone else to my knowledge as of today have not responded so I would just say for the record that you may want to assume the position of lead agency so you are the ones.

MR. LANDER: DEC, were they notified, what do we have around there?

MR. EDSALL: We notify them on any coordinated review only because they are on the list number one and the reason they are on the list is because they have better information than we do as to which areas maybe sensitive and not sensitive, so unless you ask, you

really don't know, they did respond and there's a couple comments that they want to have some additional information sent up to them but I don't anticipate a problem.

MR. PETRO: Would you like the board to authorize a copy of the full EAF and storm water management report to the DOT?

MR. EDSALL: Right, so we can get a response to the plan that is currently before the board in a report that I have gotten just recently.

MR. PETRO: Just need a--

MR. STENT: Make a motion to declare lead agency.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Westgate Development Corp. on Route 207.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I think you have a bunch of housekeeping things you can do with Mark. What do you see, Mark, that is really outstanding here, several areas of the site, steep slopes proposed for grading.

MR. EDSALL: Right, the comments are very minor and we're making a copy right now in case Tom didn't have it of the letter from Parks, Historic Preservation.

MR. OLLEY: Yeah, I didn't get that, thank you.

MR. PETRO: I'd like to look at that one more time so when they come back as long as all of Mark's comments

are complete that we can go ahead with the final approval, if everything is the way it's supposed to be. Do we see anything on the plan that we'd like to add to or discuss?

MR. LUCAS: They had to go to zoning, right?

MR. OLLEY: No, we're completely as of right and within the regulations.

MR. PETRO: Permitted use in the zone, Mark, permitted use in the zone?

MR. BABCOCK: Yes,

MR. EDSALL: Yes.

MR. PETRO: I will tell you the truth being you have to come back another meeting anyway, this is quite sizable, you're putting in 24,000 square feet of medical office, you do have homes behind, I think it would be prudent for the board to give them a chance to come in. I don't see anything wrong, you're going to here at the next meeting, get the notices out, they don't need to be certified, just through very simple process, so I would be more in favor of having the public hearing just to protect yourself.

MR. PETRILLO: We don't have any objection.

MR. PETRO: Once you have it, you have it for the rest of your life and you can say we had a public hearing so with that, I make a motion to have a public hearing.

MR. LANDER: So moved.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the Westgate Development site plan on Route 207 once the applicant has their paperwork done, Myra, please get them on for the next agenda and we'll schedule that with the review of the board for that night. What day would that be? You can contact

Myra's office.

MR. OLLEY: Yes, I have the list.

MS. MASON: Call me tomorrow, I will give you the date and time.

MR. OLLEY: Probably the earliest we can do it is February 11.

MR. PETRO: Get together with Mark, I don't believe there is anything really outstanding but just a few things that have to be done, you have to change detail for the sidewalks. Also in that time, we should be able to hear back from the coordination letter, you're sending out the letter to DOT?

MR. EDSALL: As well we haven't completed our review of the storm water management reports so that will be resolved by then.

MR. LANDER: Change your detail on parking this way here every 9 spaces you'll pick up a space so I see you have, you need 144 and you're proposing 144 so you are going to pick up--

MR. OLLEY: I laugh because Mark and I discussed that last week and we, and I changed it from 9 back to 10.

MR. PETRO: One thing if you can add a note on the map somewhere, I don't think we need a full topo of the property, but if you can note that the parking will not exceed 6 percent would be the maximum anywhere on the site, we just add that note somewhere, does everyone agree that I, that would be a good idea to have some reference?

MR. LANDER: Yes.

MR. PETRO: The sewer lines we didn't touch on that, just going into the rear of the property, correct?

MR. OLLEY: That's right.

MR. PETRO: One from each building?

MR. OLLEY: Yes.

MR. PETRO: Where is the sprinkler mains coming in?

MR. OLLEY: From Old Little Britain Road with a 6 inch main tee off for each of the buildings and have a separate domestic line off that line

MR. PETRO: Dedicated main for the sprinkler and one inch line to each building?

MR. OLLEY: It would be coming off the 6 inch because that would have to be a wet tap anyway.

MR. PETRO: Is that going to to fly, Michael?

MR. BABCOCK: Yeah.

MR. PETRO: Six inch line for the sprinkler system, are they going to allow the one inch tap off the line or dedicated lines for the water system?

MR. EDSALL: They let them tap in the domestic outside the building and split it and as far as the 6 inch feed goes, that is dependent upon available pressures and demand so that may or may not stay at 6 but that is a function of the sprinkler system design.

MR. PETRO: I think we covered everything, see you at the public hearing. Anything else?

MR. OLLEY: No.

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New Windsor, New York 12553
(914) 562-8640

☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME:	WESTAGE DEVELOPMENT SITE PLAN (MEDICAL OFFICES)
PROJECT LOCATION:	NYS ROUTE 207 AND BROWNS DRIVE SECTION 3-BLOCK 1-LOT 26.8
PROJECT NUMBER:	97-32
DATE:	14 JANUARY 1998
DESCRIPTION:	THE PROJECT PROPOSES THE CONSTRUCTION OF TWO (2) MEDICAL OFFICE BUILDINGS TOTALLING 24,000 SQUARE FEET ON THE 3.38 +/- ACRE PARCEL. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 OCTOBER 1997 PLANNING BOARD MEETING.

1. At the October 1997 Planning Board meeting, the Planning Board authorized a Lead Agency Coordination Letter to begin the SEQRA review process. At this time, a response has only been received from the New York State Office of Parks, Recreation and Historic Preservation, with that agency not objecting to the Town Planning Board assuming Lead Agency. Based on same, I would recommended that the Board formally assume the Lead Agency position under SEQRA.

2. At this time, the New York State Department of Transportation has made no formal response to the Planning Board regarding the application. Both for site plan and SEQRA review purposes, traffic impact and stormwater impact evaluations are of concern, and review by the New York State Department of Transportation is appropriate regarding these items. Based on same, I suggest that the Board authorize this writer to forward a copy of the Full EAF and Stormwater Management Report to the NYSDOT, requesting their response regarding these two (2) issues, as well as any other concerns they may identify.

   Concurrent with the DOT's review of the Stormwater Management Report, our office will continue our review and provide comments, as applicable.

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3. Another area of concern previously identified was the landscaping and screening provisions for the site plan, especially in relation to the adjoining residential occupancies on Browns Road (indicated as Old Little Britain Road on plan). The Board should review Sheet 2 of 3 of the submission, which depicts proposed landscaping and existing vegetation to remain. I have recommended that the Applicant bring photographs of the southeast corner of the property to demonstrate that the existing vegetation proposed to remain is adequate for the screening purposes.

4. The plan does not depict a phased project, although it was previously indicated that a phased development of the project was intended. If the Applicant merely intends to obtain Certificate of Occupancies individually for the buildings and sequence the construction accordingly, this need not be considered a phased site plan. Only if the Applicant intends to obtain individual approvals for each half of the site, or a significant time will exist between the completion of the buildings, a phased plan will be required. The Board may wish to further discuss this with the Applicant.

5. I have completed a preliminary review of the site plan as submitted and have the following comments:

   a. Several areas of the site have somewhat steep slopes proposed for the grading. It may be advisable for the plan to include details for surface treatment for these areas.

   b. The details on Sheet 3 appear to be inconsistent as to the width of the sidewalks. The handicapped access ramp indicates both a 5' and 4' width. The typical concrete sidewalk section indicates 5' width, and the sidewalk depicted on the pavement/curb detail indicates 4'. Since many areas have potential for vehicle overhang over the sidewalk, 5' width is recommended.

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c. The typical parking stall detail should indicate that all striping associated with the handicapped parking must be blue in color, with the remaining striping white.

d. The plan should include soil erosion and sediment control plan and details.

6. We have received a proposed Part II for the Full EAF. I will review same, and upon receiving a review response from NYSDOT, will submit same to the Board for action.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WESTAGE2.mk

(31)

Copies to Carm, Bobby Myers + [illegible]

ORANGE COUNTY
TAX MAP DEPARTMENT

124 MAIN STREET
GOSHEN, N. Y 10924

NOTICE OF TAX MAP REVISION

MAP: CITY OF _____ TOWN OF NEW WINDSOR VILLAGE OF _____

RE: DEED: LIBER 4747 PAGE 327 RECORDED 3/26/98

CHANGE

PRESENT TAX MAP: SECTION 3 BLOCK 1 LOT 26.2 — SAME AS ☑

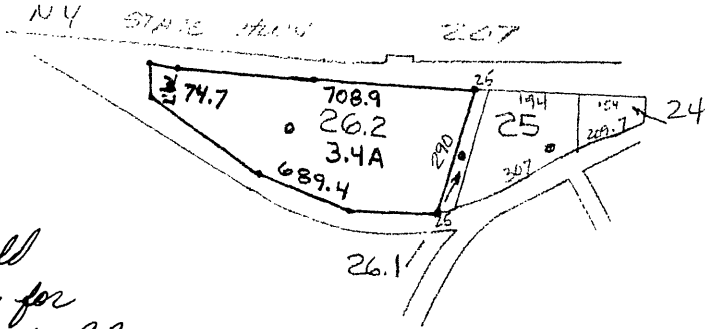
CHANGE TAX MAP: SECTION _____ BLOCK _____ LOT _____ — PORTION OF ☐

BREAKAWAY TAX MAP: SECTION _____ BLOCK _____ LOT _____ — CORRECTION ☐

OTHER ☐

OTHER (EXPLAIN) REVISE MAP SHOWN BELOW IN RED. CHANGE SIZE ON RECORDS 3-1-26.2 TO 3.4 ACRES. THEN SEE ABOVE DEED FOR SAME AS.

NORTH



8/7/98
Mike Babcock spoke to the applicant and told them they have to file for a Lot Line Change from the P.B. Was told they were not going to pursue that at this time. but would talk to his attorney and Engineer for their advice.

RECEIVED
JUN 11 1998
TOWN OF NEW WINDSOR
ASSESSOR'S OFFICE

6/16/98
Spoke to Tom Allee of Chazen - He will track this down & let me know.

SCALE: 1"=400' DATE: June 3, 1998 (NEW INFORMATION IN RED)

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK
----------x
In the Matter of Application for Site Plan/~~Subdivision of~~

Westage Dev. ,

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

----------x

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at ~~350~~ 67 Bethlehem Road, New Windsor, NY 12553.

On January 26, 1998, I compared the 15 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this
26th day of January, 1998

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1999

AFFIMAIL.PLB - DISC#1 P.B.

TOWN OF NEW WINDSOR
ASSESSOR'S OFFICE
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553-6196
Telephone: (914) 563-4633
Fax: (914) 563-4693

January 12, 1998

The Chazen Companies
201 Ward Street, Suite G
Montgomery, NY 12549

RE: Tax Map Parcel 3-1-26.2

To Whom It May Concern:

According to our records, the attached list of property owners for the above parcel are abutting and across any street.

The charge for this is $25.00, which is covered by your deposit paid on 1/6/98.

Sincerely,

L. Cook

LESLIE COOK
Sole Assessor

/cad
Attachment

cc: Myra Mason, PB

Pike, Linda S.
PO Box 4976
Woodland Park, CO 80866

Petro, James Jr.
PO Box 928
Vails Gate, NY 12584

Newburgh Society For The Prevention Of Cruelty to Animals
940 Little Britain Rd.
New Windsor, NY 12553

Rotwein, Perry & Frauke
279 Bailey Rd.
Montgomery, NY 12549

Armitage, Bruce S. & Lillian V.
30 Browns Dr.
New Windsor, NY 12553

Gladstone, Donald W. & Georgene M.
28 Browns Dr.
New Windsor, NY 12553

Loeven, Robert T. & Anna C.
26 Browns Dr.
New Windsor, NY 12553

LaPorta, Joseph
24 Browns Dr.
New Windsor, NY 12553

Kutsche, Erhart F. & Marie
Apt. 501, 88-11 63rd Dr.
Rego Park, NY 11374

Jannotti, Frank J. & Connie L.
20 Browns Dr.
New Windsor, NY 12553

10 - List
5 - officials
15 - mailed

3. A copy of the map must be filed with the Town Clerk for public inspection.

4. In addition to the above mentioned notices, the following must also receive a copy of the notice of hearing. These may be sent regular first-class mail.

George J. Meyers, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

James R. Petro, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12553

Dorothy H. Hansen, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
45 Quassaick Avenue
New Windsor, NY 12553

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on February 11 1998 at 7:30 P.M. on the approval of the proposed Medical Office Buildings Site Plan ~~(Subdivision of Lands)~~* (Site Plan)* OF Westage Development 207, LLC located at NYS Route 207 and Browns Drive, Sec. 3, Block 1, Lot 26.8 Map of the ~~(Subdivision of Lands)~~(Site Plan)* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: January 26, 1998

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

RESULTS OF P.B. MEETING

DATE: January 14, 1998

PROJECT NAME: Westage Dev PROJECT NUMBER 97-32

* *

LEAD AGENCY:

M) S) LN VOTE: A 5 N 0

CARRIED: YES ✓ NO

NEGATIVE DEC:

M) __ S) __ VOTE: A ____ N ____

CARRIED: YES: ____ NO ____

* *

PUBLIC HEARING: M) LN S) S VOTE: A 5 N 0

Schedule P.H.

WAIVED: YES ____ NO ✓

SEND TO OR. CO. PLANNING: M) __ S) __ VOTE: A ____ N ____ YES ___ NO ____

SEND TO DEPT. OF TRANSPORT: M) __ S) __ VOTE: A ____ N ____ YES ___ NO ____

DISAPP: REFER TO Z.B.A.: M) __ S) __ VOTE: A ____ N ____ YES ____ NO ____

RETURN TO WORK SHOP: YES ____ NO ____

APPROVAL:

M) __ S) __ VOTE: A ____ N ____ APPROVED: ____

M) __ S) __ VOTE: A ____ N ____ APPR. CONDITIONALLY: ____

NEED NEW PLANS: YES ____ NO ____

DISCUSSION/APPROVAL CONDITIONS: ____

Need D.O.T. Review

Discuss sidewalk size

Revise parking size if needed

Work to send full E & F. + plan to D.O.T.

Note on map - Parking not to exceed 6% Typo

OFFICE OF PARKS, RECREATION, HISTORIC PRESERVATION
NEW YORK STATE

Bernadette Castro
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189 518-237-8643

December 9, 1997

Mark Edsall
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Dear Mr. Edsall:

RE: SEQRA
Westgate Development/Medical Offices/NY 207
New Windsor, Orange County
97PR2642

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning your project's potential impact/effect upon historic and/or prehistoric cultural resources. The documentation which you provided on your project has been reviewed by our staff. Preliminary comments and/or requests for additional information are noted on separate attachments accompanying this letter. A determination of impact/effect will be provided only after ALL documentation requirements noted on any attachments have been met. Any questions concerning our preliminary comments and/or requests for additional information should be directed to the appropriate staff person identified on each attachment.

In cases where a state agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 require that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

When responding, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont

Ruth L. Pierpont
Director, Historic Preservation
Field Services Bureau

RLP:cm

attachments: [*] Archeology Comments
[*] Building/Structure/District Evaluation Comments

cc: ME

RECEIVED DEC 1 8 1997

ARCHEOLOGY COMMENTS

97PR2642

Based on reported resources, your project area may contain an archeological site. Therefore the Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that a Phase 1 archeological survey is warranted unless substantial ground disturbance can be documented.

A Phase 1 survey is designed to determine the presence or absence of archeological sites or other cultural resources in the project's area of potential effect. The Phase 1 survey is divided into two progressive units of study including a Phase 1A sensitivity assessment and initial project area field inspection, and a Phase 1B subsurface testing program for the project area. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archeologist should be retained to conduct the Phase 1 survey. Many archeological consulting firms advertise their availability in the yellow pages. The services of qualified archeologists can also be obtained by contacting local, regional, or statewide professional archeological organizations. Phase 1 surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best and most cost-effective product.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, the land use history, and/or current soil borings that verify past disruptions to the land.

If you have any questions concerning archeology, please call Cynthia Blakemore at (518) 237-8643 ext. 288.

REQUEST FOR ADDITIONAL INFORMATION
TO EVALUATE
BUILDINGS/STRUCTURES/DISTRICTS

97 PR 2642

****

In order for us to complete our evaluation of the historic significance of all buildings/structures/districts within or adjacent to your project area we will need the following additional information:

____ Full project description showing area of potential effect.

__✓__ Clear, original photographs of buildings/structures 50 years or older **within** or **immediately adjacent** to the project area, keyed to a site plan.

__✓__ Clear, original photographs of the surroundings looking out from the project site in all directions, keyed to a site map.

____ Date of construction.

____ Brief history of property.

____ Clear, original photographs of the following:
(See attached map for locations)

____ Other:

Please provide only the additional information checked above. If you have any questions concerning this request for additional information, please call **John A. Bonafide** at **(518) 237-8643 ext.263** .

PLEASE BE SURE TO REFER TO THE PROJECT NUMBER NOTED ABOVE WHEN RESPONDING TO THIS REQUEST

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

4 November 1997

SUBJECT: WESTAGE DEVELOPMENT 207 MEDICAL OFFICES
TOWN OF NEW WINDSOR, NEW YORK (P/B REF. NO. 97-32)

To All Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an Application for Site Plan approval of the Westage Development project located on NYS Route 207 within the Town. The project involves, in general, construction of 24,000 SF of medical offices located on a 3.38 +/- acre parcel within the Town. It is the opinion of the Town of New Windsor Planning Board that the action is an unlisted action under SEQRA.

This letter is written as a request for Lead Agency coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12553, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved Agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.

Attached hereto is a copy of Preliminary Site Plan with Location, for your reference. A copy of the Full Environmental Assessment Form (Part I) submitted for the project is also included.

Your attention in this matter would be most appreciated. Should you have any questions concerning this project, please do not hesitate to contact the undersigned at (914) 562-8640.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD

Mark J Edsall

MARK J. EDSALL, P.E.
PLANNING BOARD ENGINEER

Enclosure
cc: NYS Department of Environmental Conservation, New Paltz
New York State Parks, Recreation and Historic Preservation
NYS Department of Transportation, Poughkeepsie
Orange County Department of Health
Town of New Windsor Supervisor (w/o encl)
Town of New Windsor Town Clerk
Orange County Department of Planning
Applicant (w/o encl)
Planning Board Chairman
Planning Board Attorney (w/o encl)

A:westage.sh

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

4 November 1997

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TOWN OF NEW WINDSOR, NEW YORK (P/B REF. NO. 97-32)

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TOWN OF NEW WINDSOR PLANNING BOARD

Mark J. Edsall

MARK J. EDSALL, P.E.
PLANNING BOARD ENGINEER

Enclosure
cc: NYS Department of Environmental Conservation, New Paltz
New York State Parks, Recreation and Historic Preservation
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Orange County Department of Health
Town of New Windsor Supervisor (w/o encl)
Town of New Windsor Town Clerk
Orange County Department of Planning
Applicant (w/o encl)
Planning Board Chairman
Planning Board Attorney (w/o encl)

A:westage.sh

617.20

State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasureable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☒Part 1 ☐Part 2 ☐Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonable determined by the lead agency that:

☐A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore **a negative declaration will be prepared.**

☐B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***

☐C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions.

MEDICAL OFFICE BUILDINGS SITE PLAN
Name of Action

TOWN OF NEW WINDSOR PLANNING BOARD
Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Date

PART 1 - PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.
It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION	**MEDICAL OFFICE BUILDINGS SITE PLAN**		
LOCATION OF ACTION	**ROUTE 207, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK**		
NAME OF APPLICANT/SPONSOR:	**WESTAGE DEVELOPMENT 207, LLC**	BUSINESS TELEPHONE	***(914) 473-2400***
ADDRESS	**PO BOX 3426**		
CITY/PO	***POUGHKEEPSIE***	STATE ***NY***	ZIP CODE **12603**
NAME OF OWNER (if different)	**RAYMOND ROWELL**	BUSINESS TELEPHONE	( )
ADDRESS	***PO BOX 4976***		
CITY/PO	***WOODLAND PARK***	STATE ***CO***	ZIP CODE ***80866***
DESCRIPTION OF ACTION	**SITE PLAN**		

Please Complete Each Question - Indicate N.A. if not applicable.

A. SITE DESCRIPTION
Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐Urban ☐Industrial ☐Commercial ☐Residential ☐Rural (non-farm)
   ☐Forest ☐Agricultural ☒Other VACANT

2. Total acreage of project area: 3.38 acres

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-Agricultural)	3.38 acres	____ acres
Forested	____ acres	____ acres
Agricultural (includes orchards, cropland, pasture, etc.)	____ acres	____ acres
Wetland (freshwater or tidal as per Articles 24, 25 of ECL)	____ acres	____ acres
Water Surface Area	____ acres	____ acres
Unvegetated (rock, earth fill)	____ acres	____ acres
Roads, buildings and other paved surfaces	____ acres	2.42 acres
Other (Indicate type) LAWN	____ acres	.96 acres

3. What is predominant soil type(s) on project site? MARDIN, ALDEN, ERIE & WAYLAND
   a. Soil drainage: ☐Well drained ___% of site ☒Moderately well drained 35 % of site
      ☒Poorly drained 65 % of site
   b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐Yes ☒No
   a. What is depth to bedrock? > 5 feet

5. Approximate percentage of proposed project site with slopes: ☒0-10% 100 % ☐10-15% ___%
☐15% or greater ___%

6. Is project substantially contiguous to or contain a building site, or district, listed on the State or National Registers of Historic Places? ☐Yes ☒No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐Yes ☒No

8. What is the depth of the water table? 0 - 0.5 PERCHED (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐Yes ☒No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐Yes ☒No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐Yes ☒No
According to STAFF BIOLOGIST, THE CHAZEN COMPANIES, AUGUST 1997
Identify each species: _____

12. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, or other geological formations) ☐Yes ☒No
Describe: _____

13. Is the project site presently used by the community or neighborhood as an open space or recreation area? If yes, explain: _____ ☐Yes ☒No

14. Does the present site include scenic views known to be important to the community? ☐Yes ☒No

15. Streams within or contiguous to the project area: SILVER STREAM
a. Name of Stream and name of River to which it is tributary: HUDSON RIVER

16. Lakes, ponds, wetland areas within or contiguous to project area: NONE
a. Name: _____ b. Size (in acres): _____

17. Is the site served by existing public utilities? ☒Yes ☐No
a. If Yes, does sufficient capacity exist to allow connection? ☒Yes ☐No
b. If Yes, will improvements be necessary to allow connection? ☐Yes ☒No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law 25-AA, Section 303 and 304? ☐Yes ☒No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐Yes ☒No

20. Has the site ever been used for the disposal of solid or hazardous waste? ☐Yes ☒No

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
a. Total contiguous acreage owned or controlled by project sponsor: 3.38 acres.
b. Project acreage to be developed: 1.8 acres initially; 3.38 acres ultimately.
c. Project acreage to remain undeveloped: 0 acres.
d. Length of project in miles: 0.13 (if appropriate).
e. If the project is an expansion, indicate percent of expansion proposed: N/A %.
f. Number of off-street parking spaces existing: 0; proposed: 162.
g. Maximum vehicular trips generated per hour: 107 *P.M. peak* (upon project completion).(ITE Trip Generation, 5th Edition)
h. If residential, number and type of housing units: N/A

	One Family	Two Family	Multiple Family	Condominium
Initially				
Ultimately				

i. Dimensions (in feet) of largest proposed structure: 35 height; 66 width; 192 length.
j. Linear feet of frontage along a public thoroughfare project will occupy is: 700 feet

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 cubic yards.

3. Will disturbed areas be reclaimed? N/A ☐Yes ☐No
   a. If Yes, for what intended purpose is site being reclaimed?
   b. Will topsoil be stockpiled for reclamation? ☐Yes ☐No
   c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☐No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.

5. Will any mature forest (over 100 years old) or other locally important vegetation be removed from site? ☐ Yes ☒No

6. If single-phase project, anticipated period of construction: N/A months (including demolition).

7. If multi-phased:
   a. Total number of phases anticipated: 2 (number).
   b. Anticipated date of commencement of phase one: MARCH month, 1998 year.
   c. Approximate completion date of final phase: DECEMBER month, 1999 year.
   d. Is phase one functionally dependent on subsequent phases? ☐ Yes ☒No

8. Will blasting occur during construction? ☐Yes ☒No

9. Number of jobs generated - during construction: 15; after project is complete: UNKNOWN.

10. Number of jobs eliminated by this project: 0.

11. Will project require relocation of any projects or facilities? ☐Yes ☒No
    If Yes, explain: _____

12. Is surface liquid waste disposal involved? ☒Yes ☐No
    a. If Yes, indicate type of waste (sewage, industrial, etc.) and amount: SEWAGE - 2400 GPD
    b. Name of water body into which effluent will be discharged: HUDSON RIVER VIA NEW WINDSOR WWTF

13. Is subsurface liquid waste disposal involved? ☐Yes ☒No

14. Will surface area of an existing body of water increase or decrease by proposal? ☐Yes ☒No
    If Yes, explain: _____

15. Is project or any portion of project located in a 100-year floodplain? ☐Yes ☒No

16. Will project generate solid waste? ☒Yes ☐No
    a. If Yes, what is the amount per month? 2± tons
    b. If Yes, will an existing solid waste facility be used? ☒Yes ☐No
    c. If Yes, give name: VARIOUS, BY CONTRACT HAULER; location: N/A
    d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? ☐Yes ☒No
    e. If Yes, explain: _____

17. Will project involve the disposal of solid waste? ☐Yes ☒No
    a. If Yes, what is the anticipated rate of disposal? _____ tons/month
    b. If Yes, what is the anticipated site life? _____ years

18. Will project use herbicides and pesticides? ☐Yes ☒No

19. Will project routinely produce odors (more than one hour per day)? ☐Yes ☒No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐Yes ☒No

21. Will project result in an increase in energy use? ☒Yes ☐No
    If Yes, indicate type(s): HVAC & LIGHTING

22. If water supply is from wells, indicate pumping capacity: N/A gallons/minute

23. Total anticipated water usage per day: 2400 gallons/day

24. Does project involve Local, State or Federal funding? ☐Yes ☒No
    If Yes, explain: _____

25. Approvals Required:

			Type	Submittal
City, Town, Village, Board	☐Yes	☒No		
City, Town, Village, Planning Board	☒Yes	☐No	Site Plan	
City, Town, Zoning Board	☐Yes	☒No		
City, County Health Department	☐Yes	☒No		
Other Local Agencies	☐Yes	☒No		
Other Regional Agencies (D.C. Planning)	☒Yes	☐No	O.C.Planning (Sect. 239)	
State Agencies	☒Yes	☐No	NYSDOT - Highway Work Permit	10/97
Federal Agencies	☐Yes	☒No		

C. ZONING AND PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? ☒Yes ☐No
   If Yes, indicate decision required:
   ☐zoning amendment ☐zoning variance ☐special use permit ☐subdivision ☒site plan
   ☐new/revision of master plan ☐resource management plan ☐other

2 What is the zoning classification(s) of the site? NC - NEIGHBORHOOD COMMERCIAL

3. What is the maximum potential development of the site if developed as permitted by the present zoning?
   50,000 SQ. FT. ± OFFICE BUILDING

4. What is the proposed zoning of the site? N/A

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
   N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒Yes ☐No

7. What are the predominant land uses and zoning classifications within one-quarter mile?
   COMMERCIAL

8. Is the proposed action compatible with adjoining/surrounding land uses within a quarter mile? ☒Yes ☐No

9. If the proposed action is a subdivision of land, how many lots are proposed? N/A
   a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐Yes ☒No

11. Will proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☐Yes ☒No
    a. If Yes, is existing capacity sufficient to handle projected demand? ☐Yes ☐No

12. Will proposed action result in the generation of traffic significantly above present levels? ☐Yes ☒No

D. INFORMATION DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. VERIFICATION

I certify that the information provided here is true to the best of my knowledge.

Applicant/Sponsor Name: Thomas B. Olley, P.E. Date: _____
Engineer for Westage Development 207, LLC

Signature: _____ Title: _____

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

RESULTS OF P.B. MEETING

DATE: October 8, 1997

PROJECT NAME: Vintage Dev. 207 PROJECT NUMBER 97-32

* *

LEAD AGENCY: Coord. Letter * NEGATIVE DEC:

M)__ S)__ VOTE:A______N________ * M)__ S)__ VOTE:A______N________

CARRIED: YES__________NO________ * CARRIED: YES:______NO______

* *

PUBLIC HEARING: M)__ S)__ VOTE:A________N__________ Get List from Assessor

WAIVED: YES______ NO__________

SEND TO OR. CO. PLANNING: M)__S)__ VOTE:A_____N_____YES___NO______

SEND TO DEPT. OF TRANSPORT: M)__S)__ VOTE:A_____N_____YES___NO_____

DISAPP: REFER TO Z.B.A.: M)__S)__ VOTE:A______N______ YES____NO_____

RETURN TO WORK SHOP: YES________ NO________

APPROVAL:

M)__S)__ VOTE:A______N________ APPROVED:____________

M)__S)__ VOTE:A______N________ APPR. CONDITIONALLY:______________

NEED NEW PLANS: YES________ NO________

DISCUSSION/APPROVAL CONDITIONS:

Met With DOT - require entrances at both ends of site

Show phase line on plan

Show Phase I Plan

Need Full E.A.F.

Authorize L.D. Coord Letter

REGULAR ITEMS:

WESTAGE DEVELOPMENT 207 (97-32) RT. 207

Thomas B. Olley, P.E. appeared before the board for this proposal.

MR. OLLEY: This is Mr. Marriman, he is here to answer any questions. What we're proposing is 24,000 square feet of office space.

MR. PETRO: Is this Mr. Petrillo's?

MR. OLLEY: Yes.

MR. PETRO: I met Mr. Petrillo, yes.

MR. OLLEY: What we're planning to do is to develop two 12,000 square foot office buildings on Route 207 almost directly in front of Moores Hill Road. The buildings are going to be targeted for medical offices. We have done all the parking calculations based on that.

MR. LANDER: This is between Old Little Britain Road and 207?

MR. PETRO: Across from my lot.

MR. STENT: That is the one that sits up on the hill, here's Perry Signs, here's Big Saver here.

MR. OLLEY: We have met with the DOT and we had asked originally for one entrance to be located about in the middle of the site, due to a concern of the DOT over the best sight distance on the lot, they had suggested that we locate entrances at one end or both ends of the site and the more westerly end of the property is just opposite this, the cemetery and right at the crest of the hill, and then the other at the other end is closest to the trailers and there's adequate sight distance for the speed limit out there. We have parking in excess of the minimum required and substantially in excess, somewhere I have a parking calculation we're showing 162. In our meeting with Mark, we talked about several different issues. One of

the things that I'd like to point out this will be a framed construction hip roofs, vinyl siding, we have a sketch of a rendering of what we anticipate it to look like. Of course, this doesn't have all the final detail, any building steps and things like that, but we feel it will be have appealing, and it will also be in, you know, compatible nature with the residences on Old Little Britain Road. The property will be served by both connections to the town water and sewer systems and we recognize that we have to do a great deal of engineering work before the plans are ready for approval. What we real--but we really wanted to come in and just speak with the board, see if there's any particular concerns that you have, you'd like us to address, get your general point before we take off because we really are going to prepare the drawings in fairly short order and get them right back in here.

MR. PETRO: First question which is important. I had spoke with Mr. Petrillo, he was indicating that this project was going to be done in two phases. Is it still in that frame of mind?

MR. MARRIMAN: Yes, so the first building would be this one here but we'd put in both entrances at the beginning.

MR. LANDER: That would be the west building?

MR. MARRIMAN: Yes, west building.

MR. PETRO: Mark, how are we going to handle this? Are we going to do it as an entire plan? They are going to bond what's not done on the balance?

MR. EDSALL: They are looking to phase it, you really should on the site plan show you are phasing, even if you divide the site in half and that way we can make sure that the improvements that are associated with that single building are done when you want your C.O.

MR. OLLEY: That is fine. It is one lot.

MR. PETRO: They can phase it but it has to be--

MR. LANDER: I think what you're going to have to look at too is that all this drainage has to be put in.

MR. MARRIMAN: I think we're assuming that you have to do the drainage.

MR. PETRO: I discussed that with him.

MR. MARRIMAN: And the two entrances have to be put in so basically--

MR. PETRO: The only thing you're not doing is the building and the blacktopping.

MR. MARRIMAN: Basically going to be.

MR. OLLEY: Anything that might be associated with that building.

MR. LUCAS: There's no entrance off Old Little Britain Road, right?

MR. OLLEY: No, with the second access off 207.

MR. PETRO: Give us a phase line and address it.

MR. EDSALL: If there are some improvements that need to be part of Phase 1 versus those in Phase 2, you may want to show us a Phase 1 plan what you're building for Phase 1 and then you'll have the complete plan which will show the full build out.

MR. PETRO: I spoke with him, I see that you did address and I appreciate that because sometimes you're talking to people, they don't really listen to what you're saying. This drainage, that comes across this property here and dumps onto the property that is what's creating this wetlands-ish look down here which is not wetlands and I had asked him to tie it into your drainage which you have done but Mark, there's a considerable amount of water that comes across from there, especially in a heavy, I don't know of any storm studies done but see the 24 inch CMP and dumps right behind building number one?

MR. EDSALL: Yeah.

MR. PETRO: I don't know how much is going to go through there, I see mention in one of your notes that you want to do some off-site drainage?

MR. EDSALL: Do an evaluation.

MR. PETRO: The DOT down on, Mark, down on the eastern corner on the eastern corner, there's a culvert there now there's a CMP see the 12 inch CMP that goes all the way down and dumps into the stream and it does function. The problem is I don't know if the 12 inch is going to handle this development and the 24 inch coming off the back of the property.

MR. EDSALL: Looks as if there's 18 inch RCP going along the edge of the traveled lane.

MR. BABCOCK: Maybe we can ask the question is all the drainage coming this way?

MR. PETRO: It's all going to go to that basin and go into the stream.

MR. OLLEY: We'll intercept everything on the west side of the property and carry it across any existing--

MR. PETRO: Hold on, scratch that, I can tell you that is not going to happen, all right, cause it doesn't exist. You cannot cross 207. There was a pipe going across under there, I believe it's right here and it's buried. Remember that?

MR. BABCOCK: Yes.

MR. PETRO: That pipe emptied out onto my parcel to be honest with you, okay, I went to DOT and told them that it's impossible for all the drainage from this 200 acres over here emptying this parcel was much lower at one time. As the parcel came up, it eliminated that drain. They didn't care because they had this one here that goes into the same stream on this side of the road. What's going to have to happen this is going, you're going to have to get an easement from the state

to bring this CMP up to a size that is going to be heavy enough to cover this entire site.

MR. MARRIMAN: Two separate pipes here?

MR. OLLEY: Yeah, I think.

MR. MARRIMAN: There's 18 inch CMP, there's an opening here.

MR. OLLEY: That open end section goes into that 12 inch, this catch basin ties into an 18 inch RCP on this side.

MR. PETRO: As long as you don't bring it across the street, it won't go anywhere. It's going to go into dirt and back up, why don't you examine that?

MR. OLLEY: There's a crossing up here as well.

MR. PETRO: But it only goes into daylight. If that one exists up there, it doesn't go anywhere, it would go across the street and come back out. Being we have a way to get it right into the stream, which is right here, explore those two pipes, see what they are and see what's going, what it is going to handle, you can calculate the amount of flow you're going to have.

MR. STENT: Where does the 24 inch go now?

MR. PETRO: Just empties out, see, see the little swale?

MR. LUCAS: There's a Class 1 stream.

MR. PETRO: That is where they are going to be.

MR. LUCAS: Isn't there one on the west side here close to the property?

MR. PETRO: Yeah, but it's going the wrong way. To answer your question, the water just empties onto the property and fans out, all right. Then that is the problem and it can easily be tied into any infrastructure and it can be taken away. But they need

to know the capability of the piping in the road, obviously, but I can tell you that this is heavy when it comes across here, this is draining a lot of property this right here.

MR. MARRIMAN: Are both the pipes DOT's or the town's?

MR. PETRO: DOT.

MR. PETRO: That takes care of that.

MR. MARRIMAN: Which parcel is yours?

MR. PETRO: Down right here.

MR. LANDER: How close is the entrance to that Dangerous Curves?

MR. OLLEY: The trailer park's in between.

MR. LANDER: Does the trailer park use the curb cut here or do they come in from Moores Hill Road?

MR. MARRIMAN: This trailer probably uses that cause it's wide open right into the parking.

MR. LANDER: Isn't there a fence there somewhere also?

MR. PETRO: On the other side but they still go out the other side.

MR. LUCAS: If you are going to do Phase 1 and 2 and you're going to do this building first, are you going to still put the roads? You're going to still pave? Well, yeah, what if they, what are they going to do with this area here, just leave it green?

MR. LANDER: This here, yeah.

MR. LUCAS: Okay.

MR. PETRO: Have the curb cut.

MR. OLLEY: We may not do the curbing around the building but have the curb cut. Put the binder down.

MR. LUCAS: I like the idea.

MR. PETRO: What's this line right here, gentlemen, what's this line?

MR. MARRIMAN: That is a separate property line, we have a lot that runs to here, this owner who's still in title this person who's apparently a relative of these is the owner here, they did a subdivision some years ago, it's got a section, block and lot number.

MR. PETRO: 16 foot strip?

MR. OLLEY: No, it's a 25 foot strip.

MR. PETRO: Off the corner, I'm sorry.

MR. MARRIMAN: I can't explain how they got it.

MR. BABCOCK: I think we can probably clarify with this application.

MR. MARRIMAN: I believe the explanation I received from the seller that he intended because there were encroachments from the trailers, the then owner of the trailer park and he agreed to sell them the 25 feet to get rid of the encroachment. Apparently someone passed away in the meantime or something happened.

MR. BABCOCK: Yeah.

MR. OLLEY: This is a separate tax parcel.

MR. PETRO: You plan on purchasing that parcel?

MR. MARRIMAN: No, apparently it's still--

MR. PETRO: All the setbacks are going to be off the inside line?

MR. OLLEY: Yes.

MR. MARRIMAN: We did offer to purchase it but it's still somehow in contract to the estate, perhaps

neighboring ones.

MR. PETRO: Some of the encroachments even though they showed up on other plans are no longer there?

MR. MARRIMAN: Yes, but that is why it was once created apparently was some years ago.

MR. PETRO: All right.

MR. LANDER: I don't have a problem with it.

MR. OLLEY: It will all be curbed and in doing this will eliminate the ad hoc little connection between Old Little Britain Road and 207.

MR. LUCAS: I think there's a lot of screening too behind there for the people that are behind, especially with cars pulling up.

MR. STENT: Do you have a letter from the State DOT?

MR. OLLEY: I do not have it in my possession, we revised the plans last week and sent them over to Bill Elgie, bill and I met out at the site and came up with this alternative and he will get us a letter.

MR. STENT: What was his feeling on the traffic, much traffic problems?

MR. OLLEY: No, no, with the two entrances, we, he felt that the 24,000 square feet was not going to create any particular traffic problems on that road, especially in light of the fact that the Drury Lane connection is going to be taking a lot of the Stewart bound traffic off of 207.

MR. PETRO: You're aware that the parking calculations for medical are different than for regular office?

MR. OLLEY: Yes and that is how we calculated that.

MR. PETRO: If anything, it would ease the count if they went the other way in the future.

MR. EDSALL: Yeah, I think they'd have no problem to switch.

MR. PETRO: No problem to switch, the way they are doing it is proper?

MR. EDSALL: They are taking the more conservative approach. One other thing we may want to tell them from the standpoint of getting the traffic off the highway into the site, they are entitled because of the spacing between the two curb cuts to have two project signs the way the code has been revised recently, so you very well may want to put a project sign at each entrance to get the people off the road.

MR. PETRO: You should keep in mind that this site the topo on this site which with you're going to have to demonstrate further is a pretty good drop from this curb cut to this curb cut and--

MR. OLLEY: About 18 feet.

MR. PETRO: 18 feet on this 300 and something feet you need 5 percent on the parking lot. Are you going to be able to meet that without retaining walls?

MR. OLLEY: Yes.

MR. PETRO: The new spot size I think I told him at the meeting was 19 x 9 with a 25 foot backout.

MR. OLLEY: Yes.

MR. PETRO: Just out of curiousity, must of listened to everything we said, out of curiosity, did that help this application by the 9 foot spot instead of 10 foot?

MR. OLLEY: Yes, we would have had another row of parking out here which we could have fit in.

MR. PETRO: But at a greater expense and not as well designed.

MR. OLLEY: Right.

MR. PETRO: Also, as I told him, I will remind you that these buildings and it's not a planning board issue, but I'd like to remind everybody they need to be sprinklered by New Windsor Code. We have fire approval on 10/6/97 and highway approval, for highway approval on 10/6/97 and fire on 10/8/97, revisions to this plan obviously they'll have to go again. But basically, what you have here has been approved by those departments. What did I leave out? You'll need a lighting detail to some degree to satisfy Mark, landscaping and those things are addressed, he's put in note number 3, I would recommend that the planning board request full environmental assessment form and upon receipt authorize issuance of lead agency coordination letter. Why are you requesting that, Mark?

MR. EDSALL: Because you have drainage and traffic issues and you may have some, I don't know if it is significant earth work, but at least certain amount of earth work occurring, full EAF is much more informative than short form when we're coordinating with other agencies, it's better to send them a full EAF cause that has traffic generation and so on whereas short form doesn't.

MR. OLLEY: It's the only other agency is what, DOT?

MR. EDSALL: DOT.

MR. PETRO: So you don't see it as an unnecessary holdup?

MR. OLLEY: No.

MR. STENT: He says okay.

MR. PETRO: Mark's got a reason for asking for it, sometimes he's right and I'm wrong, sometimes not. Gentlemen, anything else at this time? This is preliminary, we're trying to get a feel. He's got a list of things to do.

MR. STENT: I have not problem, looks good to me.

MR. OLLEY: We do have--

MR. PETRO: We authorize lead agency coordination letter but we don't need to do that tonight, do we?

MR. EDSALL: Well, if how quickly tomorrow do you anticipate getting the forms?

MR. OLLEY: I can shoot the form over in the next couple days.

MR. EDSALL: Why don't you authorize me to send out the letter and as soon as--

MR. PETRO: So authorized, Mark will take care of it.

MR. LUCAS: Is this a project you want to get started this year?

MR. MARRIMAN: We'd like to get it approved for this year, but there's no real possibility of getting started.

MR. LUCAS: No, we'd like to speed it along too if we can.

MR. PETRO: On the southerly, I guess southeast end is the other 12 inch CMP that goes across but you'll have to find out that one, I don't know that much about it. Mike, do you know where that goes, that particular one that is over by your aunt's trailer there?

MR. BABCOCK: No, I don't.

MR. PETRO: That might also go to sunlight there.

MR. OLLEY: I believe it does, they are right at the corner of the property.

MR. PETRO: That may be handled possibly and I'm just suggesting maybe with a swale of some kind over to this basin, I don't know that that is true without looking at the topo, you might want to explore this idea here.

MR. OLLEY: There's an 84 contour here and maybe 81

change here.

MR. PETRO: Going in the direction.

MR. OLLEY: One question we do have is just I know that the board has discretion in determining what applications need a public hearing and do you have any feel whether or not?

MR. PETRO: This is large enough, I'm going to--Ron, you can say it but I know you're going to need one for this.

MR. OLLEY: We'd just like to get started on getting the list together.

MR. PETRO: When we have residential right on top of a commercial, we're not a board that always agrees on public hearing, but I agree.

MR. OLLEY: We were going to suggest if you had any doubts that you go ahead and have one and we'd get the list together.

MR. PETRO: I would say yes to answer your question. Anything else gentlemen? Thank you.

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME:	WESTAGE DEVELOPMENT SITE PLAN (MEDICAL OFFICES)
PROJECT LOCATION:	NYS ROUTE 207 AND BROWNS DRIVE SECTION 3-BLOCK 1-LOT 26.8
PROJECT NUMBER:	97-32
DATE:	8 OCTOBER 1997
DESCRIPTION:	THE PROJECT PROPOSES THE CONSTRUCTION OF TWO (2) MEDICAL OFFICE BUILDINGS TOTALLING APPROXIMATELY 23,500 SQUARE FEET ON THE 3.38 +/- ACRE PARCEL. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the "NC" Zoning District of the Town. The proposed use is Use Permitted by Right No. 15. The "required" bulk information on the plan appears correct for the zone and use group. The "proposed" values appear reasonable, and in compliance with the minimum requirements.

   With regard to parking, the Applicant has provided adequate parking spaces, as well as adequate handicapped parking spaces.

2. In general, some concerns which should be further reviewed relative to this site plan, are the following:

   a. Traffic impact evaluation/review.

   b. Stormwater impact evaluation/review.

   c. Screening and aesthetic evaluation relative to adjoining residences to the south (the Applicant has preliminarily indicated that all four sides of the building will be finished).

REVIEW NAME:	WESTAGE DEVELOPMENT SITE PLAN (MEDICAL OFFICES)
PROJECT LOCATION:	NYS ROUTE 207 AND BROWNS DRIVE SECTION 3-BLOCK 1-LOT 26.8
PROJECT NUMBER:	97-32
DATE:	8 OCTOBER 1997

3. If the Board has no objection to this plan in concept, the Applicant could move forward in preparation of more complete plans to include, but possibly not limited to, utilities, drainage, landscaping, lighting, grading, details of construction, etc.

4. I would recommend that the Planning Board request a Full Environmental Assessment Form for this project and, upon receipt, authorize the issuance of a Lead Agency Coordination Letter under SEQRA.

5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WESTAGE.mk

1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED
AUG 1 1 1998
HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 97 - 32 Rev2

DATE PLAN RECEIVED: RECEIVED AUG 7 1998

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓ _____,

disapproved _____.

If disapproved, please list reason _____

_____

_____

_____

_____

W. James Culler 8/11/98
HIGHWAY SUPERINTENDENT DATE

_____
WATER SUPERINTENDENT DATE

_____
SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: August 10, 1998

SUBJECT: Medical Office Buildings

Planning Board Reference Number: PB-97-32
Dated: 7 August 1998
Fire Prevention Reference Number: FPS-98-044

A review of the above referenced subject site plan was conducted on 9 August 1998.

This site plan is acceptable.

Plans Dated: 3 August 1998 Revision 9

Robert F. Rodgers; C.C.A.
Fire Inspector

1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97-32 Rev 2

DATE PLAN RECEIVED: RECEIVED AUG 7 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

The Chazen Co. _____ has been

reviewed by me and is approved ✓ _____,

~~disapproved~~ _____.

~~If disapproved, please list~~ reason _____

There is no indication of any

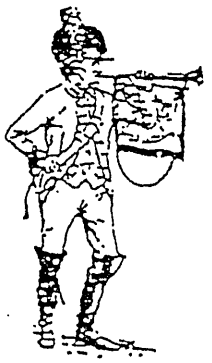
water service. Please respond.

HIGHWAY SUPERINTENDENT DATE

Steve D. 8-11-98

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 32

DATE PLAN RECEIVED: RECEIVED JAN - 9 1998

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

WESTAGE DEVELOPMENT 207, LLC has been

reviewed by me and is approved ✓,

disapproved _____.

If disapproved, please list reason _____

_____

_____

_____

_____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

1/13/98

SANITARY SUPERINTENDENT DATE

1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97-32

DATE PLAN RECEIVED: RECEIVED JAN - 9 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Medical office bldg. _____ has been

reviewed by me and is approved ✓ _____,

~~disapproved~~ _____.

~~If disapproved~~, please ~~list reason~~ _____

Please notify wate dept. about water service.

HIGHWAY SUPERINTENDENT DATE

Steve D. Dis - 1-12-98

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED
JAN 09 1998
N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 97 - 32

DATE PLAN RECEIVED: RECEIVED JAN - 9 1998

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓ _____,

disapproved _____.

If disapproved, please list reason _____

_____

_____

_____

_____

W. James Gallo 1/9/98
HIGHWAY SUPERINTENDENT DATE

_____
WATER SUPERINTENDENT DATE

_____
SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Medical Office Bldgs.

Date: 12 January 1998

Planning Board Reference Number: PB-97-32
Dated: 9 January 1998
Fire Prevention Reference Number: FPS-98-003

A review if the above referenced subject site plan was conducted on 9 January 1998.

This site plan is acceptable.

Plans Dated: 8 January 1998.

Robert F. Rodgers; C.C.A.

MH&E PC
McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640

☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 97-32

WORK SESSION DATE: 7 JAN 98 APPLICANT RESUB. REQUIRED: new plan

REAPPEARANCE AT W/S REQUESTED: Not now

PROJECT NAME: Westage

PROJECT STATUS: NEW ______ OLD ______

REPRESENTATIVE PRESENT: Tom Olley

MUNIC REPS PRESENT: BLDG INSP. ______
FIRE INSP. X
ENGINEER X
PLANNER ______
P/B CHMN. ______
OTHER (Specify) ______

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

disc need for photos.
— pkg space 10x19
— [illegible]
— 1½ top course
— water/fire svc. valving.
— exist veg to remain near [illegible]
— prepared Part II EAF
— add islands ~~— ck [illegible]~~

B/A

next wk agenda if plans

4MJE91 pbwsform

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 32

DATE PLAN RECEIVED: RECEIVED OCT 3 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Medical office buildings has been

reviewed by me and is approved ✓,

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Water is available in this area.

Call water dept. for furthe infolmation

HIGHWAY SUPERINTENDENT DATE

Steven D. Cohen 10-7-97

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED
OCT 06 [illegible]
N.W. Highway

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 32

DATE PLAN RECEIVED: RECEIVED OCT 3 1997

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓ _____,

disapproved _____.

If disapproved, please list reason _____

_____

_____

_____

_____

W James Culley 10/6/97
HIGHWAY SUPERINTENDENT DATE

_____
WATER SUPERINTENDENT DATE

_____
SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Westage Development 207, LCC

Date: 8 October 1997

Planning Board Reference Number: PB-97-32
Dated: 3 October 1997
Fire Prevention Reference Number: FPS-97-049

A review of the above referenced subject site plan was completed on 7 October 1997.

This site plan is acceptable.

Plans Dated: 19 September 1997.

Robert F. Rodgers, C.C.A.

MHE PC
McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640

☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

1-3

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 97-32

WORK SESSION DATE: 1 Oct 97 APPLICANT RESUB. REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: Not Now

PROJECT NAME: Valestage Rt 207

PROJECT STATUS: NEW Y OLD _____

REPRESENTATIVE PRESENT: Tom Olley (Chazen) - Ted

MUNIC REPS PRESENT:
BLDG INSP. Arond
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

NC - Medical Offices - A-15
- all 4 sides finished -
- approval box later
- Utilities
- Full EAF
- drainage
- Drainage Report
- landscaping
- add also A P/H
- lighting
- grading
- details
1000 escrow

4MJE91 pbwsform

97 - 32

RECEIVED OCT 3 1997

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

TYPE OF APPLICATION (check appropriate item):

Subdivision____ Lot Line Chg.____ Site Plan X Spec. Permit____

1. Name of Project WESTAGE DEVELOPMENT 207 MEDICAL OFFICES

2. Name of Applicant WESTAGE DEV. 207 LLC Phone 473-2400

   Address PO Box 3426 POUGHKEEPSIE NY 12603
   (Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record RAYMOND ROWELL Phone____

   Address PO Box 4976 WOODLAND PARK CO 80866
   (Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan THE CHAZEN COMPANIES

   Address 201 WARD ST. SUITE G MONTGOMERY NY 12549
   (Street No. & Name) (Post Office) (State) (zip)

5. Attorney____ Phone____

   Address____
   (Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning Board Meeting THOMAS B. OLLEY, PE Phone ~~457-7321~~ 567-1133
   (Name)

7. Project Location: On the SOUTH side of NYS ROUTE 207
   (street)
   500 feet WEST of MOORE'S HILL ROAD INT W/207.
   (direction) (street)

8. Project Data: Acreage of Parcel 3.38 Zone NC,
   School Dist. NEW WINDSOR S.D.

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y____ N X

   If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 3 Block 1 Lot 26.2

11. General Description of Project: SITE PLAN FOR 24,000 SQUARE FEET OF MEDICAL OFFICE SPACE IN TWO (2) SEPARATE BUILDINGS.

12. Has the Zoning Board of Appeals granted any variances for this property? _____yes __X__no.

13. Has a Special Permit previously been granted for this property? _____yes __X__no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other that the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)
SS.:
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

1st day of OCTOBER 19 97

HERITAGE DEVELOPMENT 207 LLC

J Petitto
Applicant's Signature

Mary M. Glendenning
Notary Public

MARY M. GLENDENNING
Notary Public, State of New York
No. 01GL5039939
Qualified in Dutchess County
Commission Expires March 6, 1999

****

TOWN USE ONLY:

RECEIVED OCT 3 1997
Date Application Received

97 - 32
Application Number

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

TED PETRILLO (Applicant), deposes and says that he resides at HOLMES ROAD, NEWBURGH, NY (Applicant's Address) in the County of ORANGE and State of NEW YORK and that he is the applicant for the WESTAGE DEVELOPMENT 207 LLC - MEDICAL OFFICE SITE PLAN (Project Name and Description) which is the premises described in the foregoing application and that he has authorized THE CHAZEN COMPANIES (Professional Representative) to make the foregoing application as described therein.

Date: 10/1/97

X Petrillo
(Owner's Signature)

Mary E. Close
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

1. ✓ Site Plan Title
2. ✓ Applicant's Name(s)
3. ✓ Applicant's Address(es)
4. ✓ Site Plan Preparer's Name
5. ✓ Site Plan Preparer's Address
6. ✓ Drawing Date
7. ✓ Revision Dates
8. ✓ Area Map Inset
9. ✓ Site Designation
10. ____ Properties Within 500' of Site
11. ____ Property Owners (Item #10)
12. ____ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. N/A Existing Access & Egress

PROPOSED IMPROVEMENTS

22. ____ Landscaping
23. ____ Exterior Lighting
24. ____ Screening
25. ✓ Access & Egress
26. ✓ Parking Areas
27. ✓ Loading Areas
28. ____ Paving Details (Items 25-27)
29. ✓ Curbing Locations
30. ____ Curbing Through Section
31. ✓ Catch Basin Locations
32. ____ Catch Basin Through Section
33. ✓ Storm Drainage
34. ____ Refuse Storage
35. ____ Other Outdoor Storage
36. ____ Water Supply
37. ____ Sanitary Disposal System
38. ____ Fire Hydrants
39. ✓ Building Locations
40. ✓ Building Setbacks
41. ____ Front Building Elevations
42. ____ Divisions of Occupancy
43. ____ Sign Details
44. ✓ Bulk Table Inset
45. ✓ Property Area (Nearest 100 sq. ft.)
46. ✓ Building Coverage (sq. ft.)
47. ✓ Building Coverage (% of Total Area)
48. ____ Pavement Coverage (sq. ft.)
49. ____ Pavement Coverage (% of Total Area)
50. ____ Open Space (sq. ft.)
51. ____ Open Space (% of Total Area)
52. ✓ No. of Parking Spaces Prop.
53. ✓ No. of Parking Spaces Req.

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.

55. _____ A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:
The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: Thomas B. Allen PE
Licensed Professional

Date: 10/2/97

14-16-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SEQR

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR
WESTAGE DEVELOPMENT 207 LLC

2. PROJECT NAME
MEDICAL OFFICE BUILDINGS SITE PLAN

3. PROJECT LOCATION:
Municipality (T) NEW WINDSOR County ORANGE

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
SOUTH SIDE OF NYS ROUTE 207 NORTH OF OLD LITTLE BRITAIN ROAD NEAR INTERSECTION WITH MOORE'S HILL ROAD

5. IS PROPOSED ACTION:
☒ New ☐ Expansion ☐ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:
24000 SQ FT MEDICAL OFFICE BUILDING SITE PLAN UTILIZING MUNICIPAL WATER & SEWER SERVICES AND TWO ENTRANCES TO NYS ROUTE 207

7. AMOUNT OF LAND AFFECTED:
Initially 3.38 acres Ultimately 3.38 acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
☒ Yes ☐ No If No, describe briefly

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
☒ Residential ☐ Industrial ☒ Commercial ☐ Agriculture ☐ Park/Forest/Open space ☐ Other
Describe: PROPERTIES TO THE SOUTH & EAST ARE RESIDENTIAL PROPERTIES ALONG NYS ROUTE 207 ARE COMMERCIAL

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
☐ Yes ☒ No If yes, list agency(s) and permit/approvals

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
☐ Yes ☒ No If yes, list agency name and permit/approval

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
☐ Yes ☒ No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: THOMAS B. OLLEY Date: 10/2/97

Signature: Thomas B. Olley PE ENGINEER FOR APPLICANT

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date